



RIO DELL CITY COUNCIL
VIRTUAL MEETING AGENDA
REGULAR MEETING - 6:30 P.M.
TUESDAY, NOVEMBER 3, 2020
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

***WELCOME** - Copies of this agenda, staff reports and other material available to the City Council are available at the City Clerk's office in City Hall, 675 Wildwood Avenue and available on the City's website at cityofriodell.ca.gov. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell City Council meetings often.*

**SPECIAL PUBLIC HEALTH EMERGENCY ALTERATIONS TO MEETING FORMAT
CORONAVIRUS (COVID-19)**

Due to the unprecedented public health threats posed by COVID-19 and the resultant need for social distancing, changes to the City Council meeting format are required. Executive Order N-25-20 and N-29-20 from Governor Gavin Newsom allow for telephonic Council meetings of the City Council and waives in-person accessibility for Council meetings, provided that there are other means for the public to participate. Therefore, and effective immediately, and continuing only during the period in which state or local public health officials have imposed or recommended social distancing measures, the Rio Dell City Council will only be viewable via livestreaming through our partners at Access Humboldt via their YouTube channel or Suddenlink channels on Cable TV.

Public Comment by Email:

In balancing the health risks associated with COVID-19 and need to conduct government in an open and transparent manner, public comment on agenda items can be submitted via email at publiccomment@cityofriodell.ca.gov. Please note the agenda item the comment is directed to (example:.. Public Comments for items not on the agenda) and email no later than one hour prior to the start of the Council meeting. Your comments will be read out loud, for up to three minutes.

Meeting can be viewed on Access Humboldt's website at <https://www.accesshumboldt.net/>.
Suddenlink Channels 10, 11 & 12 or Access Humboldt's YouTube Channel at
<https://www.youtube.com/user/accesshumboldt>.

Zoom Public Comment:

When the Mayor announces the agenda item that you wish to comment on, call the conference line and turn off your TV or live stream. Please call the toll free number **1-888-475-4499**, enter Meeting **ID 987 154 0944** and press star (*) 9 on your phone – this will raise your hand. You will continue to hear the meeting on the call. When it is time for public comment on the item you wish to speak on, the Clerk will unmute your phone. You will hear a prompt that will indicate your phone is unmuted. Please state your name and begin your comment. You will have 3 minutes to comment.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. CEREMONIAL MATTERS

- 1) 2020/1103.01 - Proclamation - The Great American Smokeout
- 2) 2020/1103.02 - Proclamation – National American Heritage Month

E. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. As such, a dialogue with the Council or staff is not intended. Items requiring Council action not listed on this agenda may be placed on the next regular agenda for consideration if the Council directs, unless a finding is made by at least 2/3rds of the Council that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.

F. CONSENT CALENDAR

The Consent Calendar adopting the printed recommended Council action will be enacted with one vote. The Mayor will first ask the staff, the public, and the Councilmembers if there is anyone who wishes to address any matter on the Consent Calendar. The matters removed from the Consent Calendar will be considered individually following action on the remaining consent calendar items.

- 1) 2020/1103.03 - Approve Minutes of the October 20, 2020 Regular Meeting **(ACTION)**
- 2) 2020/1103.04 - Authorize the Finance Director to sign and submit the City's Annual Transportation Development Act (TDA) Claim for FY 2020-21 **(ACTION)**

G. ITEMS REMOVED FROM THE CONSENT CALENDAR

H. REPORTS/STAFF COMMUNICATIONS

- 1) 2020/1103.05 - City Manager/Staff Update **(RECEIVE & FILE)**

I. SPECIAL PRESENTATIONS/STUDY SESSIONS

J. SPECIAL CALL ITEMS/COMMUNITY AFFAIRS

1) 2020/1103.06 - Receive and File the FY 2019-20 Annual Financial Report
(DISCUSSION/POSSIBLE ACTION)

2) 2002/1103.07 - Discussion on Joint Use Agreement for Davis Street Park
(DISCUSSION/POSSIBLE ACTION)

K. ORDINANCES/SPECIAL RESOLUTIONS/PUBLIC HEARINGS

1) 2020/1103.08 - Adopt Resolution No. 1467-2020 Approving the 2019-2027 Housing Element and direct staff to forward it to the Department of Housing and Community Development for Certification **(DISCUSSION/POSSIBLE ACTION)**

L. COUNCIL REPORTS/COMMUNICATIONS

M. ADJOURNMENT

*The next regular City Council meeting is scheduled for
Tuesday, November 17, 2020 at 6:30 p.m.*

*675 Wildwood Avenue
Rio Dell, CA 95562*



TO: Mayor and Members of the City Council

THROUGH: Kyle Knopp, City Manager

FROM Karen Dunham, City Clerk

DATE: November 3, 2020

SUBJECT: Proclamation in Support of the Great American Smoke-Out

RECOMMENDATION

Read and present the Proclamation in recognition and support of the American Cancer Society's Great American Smoke-Out on November 19, 2020.

BACKGROUND AND DISCUSSION

Jay McCubbrey, PhD, Project Director of Tobacco-Free North Coast, **Michelle Postman**, Tobacco Education Network, and **Megan**, a high school student will be joining the meeting and would like to speak briefly on the subject (no more than three minutes in total).

ATTACHMENTS: Proclamation



In Recognition of
THE GREAT AMERICAN SMOKEOUT
November 19, 2020



WHEREAS, the American Cancer Society encourages all tobacco users to join the Great American Smokeout and quit tobacco for at least one day; and

WHEREAS, smoking remains the leading cause of preventable death in the United States; and

WHEREAS, tobacco companies are attempting to block the new statewide ban on flavored tobacco that was designed to prevent kids from getting addicted; and

WHEREAS, local surveys show our retail environment is filled with tobacco products - and even stores with pharmacies providing health care services can sell tobacco products, giving a mixed message that tobacco use is safe; and

WHEREAS, the predominance of tobacco products makes it easy for youth to start smoking and harder for smokers to quit; and

WHEREAS, there are many free resources to help adults and teenagers quit smoking and vaping; and

WHEREAS, on Thursday, November 19th there will be a free quit-kit giveaway at Eureka Natural Foods on Broadway from noon to 3 p.m.;

NOW, THEREFORE, BE IT PROCLAIMED on this 3rd day of November, 2020 that the City Council of the City of Rio Dell hereby recognizes and supports the American Cancer Society's GREAT AMERICAN SMOKEOUT, on Thursday, November 19, 2020, and encourages all residents who use tobacco products to consider that they do not have to stop smoking in one day. Just start with day one.

Debra Garnes, Mayor
City of Rio Dell

*675 Wildwood Avenue
Rio Dell, CA 95562*



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THROUGH: Kyle Knopp, City Manager
FROM Karen Dunham, City Clerk
DATE: November 3, 2020
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ATTACHMENTS: Proclamation

PROCLAMATION
In Recognition of
NATIONAL AMERICAN INDIAN HERITAGE MONTH

WHEREAS, the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

WHEREAS, the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today; and

WHEREAS, the time has come to stop suppressing the memories of crimes committed against American Indians by the seizing and occupying of their land; and

WHEREAS, historic atrocities committed against the tribes living in Humboldt County are recently coming to light; and

WHEREAS, American Indian customs and traditions which were once repressed but are now respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS, Eureka was the first municipality in the United States to unconditionally return land to its original owners; and

WHEREAS, Native American Awareness Week began in 1976, was expanded by Congress and approved by President George Bush in August 1990, designating the month of November as National American Indian Heritage Month; and

WHEREAS, in honor of National American Indian Heritage Month community celebrations as well as cultural, artistic, educational, and historical activities have been planned throughout the nation.

NOW THEREFORE, BE IT PROCLAIMED on this 3rd day of November, 2020 that the City Council of the City of Rio Dell does hereby proclaim November as National American Indian Heritage Month in the City and urge all our citizens to observe this month with appropriate programs, ceremonies, and activities.

Debra Garnes, Mayor

**RIO DELL CITY COUNCIL
REGULAR MEETING MINUTES
OCTOBER 20, 2020**

The regular "virtual" meeting of the Rio Dell City Council was called to order at 6:30 p.m. by Mayor Garnes.

ROLL CALL: Present: Mayor Garnes, Councilmembers Johnson, Strahan and Wilson

 Absent: Mayor Pro Tem Woodall (Excused)

 Others Present: City Manager Knopp, Chief of Police Conner, Interim Finance Director Dillingham, Water/Roadways Superintendent Jensen, Wastewater Superintendent Taylor, and City Clerk Dunham

 Absent: Community Development Director Caldwell

PUBLIC PRESENTATIONS

Mayor Garnes asked if there were any public comments. There were no public comments received.

CONSENT CALENDAR

Mayor Garnes asked if any councilmember, staff or member of the public, would like to remove any item from the consent calendar for separate discussion. She announced that if any items were removed, she would be changing the order of the agenda and moving to Item J (MOU between the City of Rio Dell and County of Humboldt) to accommodate the project engineer's schedule.

Councilmember Strahan removed consent calendar Items 2 and 3 for separate discussion.

SPECIAL CALL ITEMS/COMMUNITY AFFAIRS

Authorize the City Manager to Execute an MOU between the City of Rio Dell and County of Humboldt Regarding the Monument Road Storm Damage Repair

City Manager Knopp provided a staff report and explained that during the winter storm events of February 2017, a slip out occurred on Monument Road along the City's boundary and the County. A federal disaster was declared with the damage estimated to span 260 feet with one-half of the area located inside the boundaries of the City and the other half within the County's jurisdiction. The City and County staff met with FEMA representatives and it was advised that the County take the lead on the project.

He referred to the agreement between the City and the County and the Project Cost

Description included with the staff report and noted that the local cost share for the City was estimated at \$96,362.60.

Tony Seghetti, project engineer from the County was present to provide additional information on the design of the project.

He began by stating that in 2017, the County had 300 projects whereas, the City of Rio Dell had zero projects so FEMA decided that the County should take the project on. He explained that FEMA reimburses the agency 75% of all eligible costs with California Office of Emergency Services (OES) reimbursing 75% of the remaining 25% making the local agencies responsible for 6.25% of all eligible costs. He said that they hired GHD Engineering to design a soldier pile wall to support the road with a total estimate of \$2 million. He noted that along with those costs are also consultant fees. He continued with review of the estimated costs including plans and specifications. With the engineer's estimated construction costs of \$2,032,143, 10% contingency of \$203,214, and construction management of \$508,035 it brought the total project cost to \$3,083,603. After FEMA and CalOES reimbursements, the remainder shared cost was \$192,725, or \$96,362 for each agency.

Tony noted that they also did a sensitivity analysis of the project costs. If the total project costs are over by 20%, each agency would have a share cost of \$116,100 and if the project costs are under by 20%, the share cost would be \$73,912.

He explained that once the City approves the agreement, it will be presented to the County Board of Supervisors for approval and execution.

Councilmember Johnson asked if they had estimated the working day duration of the project.

Tony indicated that he didn't have the exact number of days projected but guessed it would take 45-60 days to complete the project.

Councilmember Johnson referred to the Probable Construction Costs Summary related to Item 24, *Ground Anchors* and asked if they had an estimated length of the 32 anchors.

Tony explained that the Geotech engineer would have some idea and said that the drilling contractor puts that together by looking at the boring and estimating the length of the anchors. They then proof test it and apply a load per the specifications. If they hold the load they accept them; if not they have to re-drill and re-grout them.

Councilmember Strahan referred to the Geotech report and asked if one Waler was enough to stabilize the bank.

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Page 3

Tony noted that GHD worked with the designer and structural engineer who are experts in designing these walls. They determined that one Waler was sufficient to resist the earth from movement.

Mayor Garnes asked if Monument Road would be closed through the entire duration of the project or if there would be limited hours for vehicle access.

Tony explained that there would be no full closure of Monument Road and that it would be open to one-way traffic with a traffic signal.

Mayor Garnes called for public comment on the project. No public comment was received.

Motion was made by Johnson/Strahan to authorize the City Manager to execute an MOU between the City of Rio Dell and County of Humboldt regarding the Monument Road Storm Damage Repair. Motion carried 4-0.

ITEMS REMOVED FROM THE CONSENT CALENDAR

Approve Resolution No. 1466-2020 for Year-End Budget Amendments

Councilmember Strahan asked for clarification on the first bulleted item in the staff report related to the transfer of salaries in the Police Department budget.

Interim Finance Director Dillingham explained that \$14,200 is being transferred from full-time salaries to part-time salaries from salary savings due to vacant positions.

Councilmember Wilson questioned the reason for the electricity costs in the Sewer Fund to exceed the budget by \$56,122.

Interim Finance Director Dillingham explained that the actual cost was \$158,000 and for the previous year, the actual costs were \$138,000. The actual amount budgeted was only \$101,000. The actual cost between last year and this year is around \$20,000 which is about 8%. She noted that she can't explain the reason for the previous budget because she wasn't here then and in budgeting for the 2020-21 year the estimate was low because she had a hard time comprehending that the electricity costs for the sewer department would cost that much.

Councilmember Wilson pointed out that electricity costs in the sewer department for this year are budgeted at \$136,000 and if PG&E raises rates again, the account will be over budget even more. He asked if the budget should be amended now or wait until the end of the year and address it then.

Interim Finance Director Dillingham explained that staff could address the issue specifically

with the mid-year budget review and noted that staff would be presenting the 2019-2020 year-end report at the next meeting which would give the Council another opportunity to talk about how things look.

Receive and File Update on Graffiti Maintenance at School District Property (Davis St. Park)

Councilmember Strahan noted that this issue came up as a result of graffiti on a building located on School District property. She said that the City Manager's ending statement at the last meeting was that the City was not responsible for maintenance of that facility. She asked if the City was responsible for removing the recent graffiti.

City Manager Knopp clarified that the City did remove the graffiti. He said that in looking over the agreement with the school, it became clear that the document that has been circulated was only a draft document. The actual signed Joint Use Agreement dated February 8, 2007, was included with the staff report for Council review. He noted that the agreement was somewhat unclear but it does delineate ownership of facilities with certain fields, tennis courts, parking lots etc. belonging to the School District. The agreement requires the City to maintain the turf at the facility and requires the school to perform normal maintenance on school district facilities. The City does not own any part of the Davis Street Park or any facilities on school district property so ultimately the maintenance is the school district's responsibility. The City did however, include the Little League buildings in a graffiti abatement project while cleaning up graffiti on other City owned property.

Councilmember Strahan asked if the City Attorney had reviewed the agreement and said that it looks to her that the City received grants to build facilities on school district property but isn't willing to take care of those facilities.

City Manager Knopp agreed that it is a convoluted issue and if the City Council wants to delve further into it, staff can bring it back on a subsequent agenda.

Councilmember Strahan commented that the City needs to step up and take responsibility for the facilities they put on school district property.

Councilmember Wilson said that he was glad the City took care of the graffiti and said that the sooner it is removed the better it is for alleviating reoccurrence.

Motion was made by Johnson/Wilson to approve the consent calendar including approval of Minutes of the October 6, 2020 regular meeting, approval of Resolution No. 1466-2020 for Year-End Budget Amendments, to receive and file update on graffiti maintenance at school district property, and to receive and file the check register for September. Motion carried 4-0.

The consensus of the Council was that the Joint Use Agreement with the School District be agenized for further discussion at the November 3, 2020 regular meeting.

REPORTS/STAFF COMMUNICATIONS

City Manager/Staff Update

City Manager Knopp reviewed highlights of the staff update and began by formally recognizing Mayor Garnes for her appointment as President of the League of California Cities Redwood Empire Division. He said that staff was not aware of any previous City Councilmember serving as President and that it was an honor to have Mayor Garnes serve.

He reported that the median island landscaping was expected to be completed by the end of the month; staff was in discussion with the City Engineer on potential grant opportunities including a possible energy grant for City Hall; working on the Local Road Safety Plan process; and setting up work space for the new CSO Officer in the Police Department. He commented that the Police Department Staff Update was not included in the Council packet but was emailed to individual councilmembers after publication of the agenda packet.

Councilmember Strahan asked City Manager Knopp if he had a signed contract with a landscaper to complete the median landscaping.

City Manager Knopp clarified that the City entered into a contract with J & G Landscaping for the initial landscaping and was also working with a local group for long-term maintenance.

Councilmember Strahan referred to the City Clerk Update and asked about the building permit for the two manufactured homes with regard to water and sewer services.

City Clerk Dunham explained that water and sewer services are existing at 280 Bellevue Ave. since the manufactured home is replacing an existing mobile home. City water and sewer services for the manufactured home on Bluff Place are available and the property owners will be connecting to both City water and sewer.

Councilmember Johnson congratulated Mayor Garnes for her appointment as President to the League of California Cities Redwood Empire Division and said that it was unprecedented for any Councilmember to step up and assume that responsibility.

Councilmember Wilson echoed Councilmember Johnson's comment regarding Mayor Garnes appointment and asked if the City had an ongoing contract for maintenance of the median.

City Manager Knopp explained that the contract with J & G Landscaping is to get the median back in shape then staff would be working with a local group for future maintenance at a lower more affordable cost.

Councilmember Wilson asked for an update on the use of the City Admin car by the Police Department.

City Manager Knopp said that there was delay with regard to the purchase of new police vehicles due to COVID estimating 6 months before delivery of those vehicles. He said with the addition of police officers and hours assigned and mechanical issues with the two SUV's, it seemed reasonable to reassign the admin car to the police department.

Chief of Police Conner added that one of the SUV patrol vehicles was in the shop for over a week and said that he is utilizing the admin car to drive back and forth to work which is much more economical than the police vehicle.

Councilmember Wilson pointed out that with all the Zoom meetings and social distancing measures in place there is a lot less travel for staff and Council. As such, it may be a good solution for the Chief to acquire the City admin car. He said that it might be a good idea once the new police vehicles are ordered to put in an order for the next vehicles to insure availability and avoid delays.

ORDINANCES/SPECIAL RESOLUTIONS/PUBLIC HEARINGS

Public Hearing – Unmet Transit Needs

City Manager Knopp provided a staff report and said that each year, the Humboldt County Association of Governments (HCAOG) is required to conduct a citizen participation process to identify any “unmet transit needs” within Humboldt County. In addition, HCAOG recommends each entity conduct a separate hearing to receive comments specific to their jurisdiction. Transportation Development Act (TDA) funds must be allocated first to unmet transit needs, which are found reasonable to meet before any remaining funds can be allocated for non-transit purposes such as for streets and roads.

The public hearing was opened to receive public comment related to unmet transit needs in the City of Rio Dell. No comments from the public were received.

Councilmember Strahan questioned the current number of bus stops recalling a total of four including two on Wildwood Ave., one at the corner of Rigby and Davis St. and the most recent one installed at the River Bluff Cottages.

City Manager Knopp noted that the bus stop at the River Bluff Cottages was a requirement of the project and said that there are also bus stops on the north and south onramps on Davis St.

Mayor Garnes provided locations for a total of six bus stops in the City.

Councilmember Strahan asked if the tenants at the River Bluff Cottages have been provided discount or free bus tickets so they can ride the bus and if not, if the City could ask for some sort of assistance perhaps even through the DHHS.

She also noted that at Davis St. and Rigby Ave. there are always people at the bus stop with bikes and said that she would like to make sure the buses have exterior bike racks so the bikes don't have to go on the bus.

Councilmember Wilson asked if the City had fulfilled all of the ADA requirements related to the path of travel from the library to the nearest bus stop.

City Manager Knopp said that the City fulfilled everything covered with the grant including making the sidewalk at City Hall to the bus stop ADA compliant. One area that has not been brought up to code is the sidewalk in front of Memorial Park noting that the sidewalk on that side of Wildwood Ave. is not strictly ADA compliant.

He added that the City has taken care of areas with available grant funds and will be looking at other opportunities for funding noting that this is not considered an unmet transit need.

Councilmember Strahan pointed out that the City brings in \$118,000 annually in TDA funds but it is anticipated that it will drop due to COVID-19. She expressed appreciation to the County for the allocation.

There being no further comments, the public hearing was closed.

Motion was made by Johnson/Wilson to direct staff to send a letter to Humboldt County Association of Governments (HCAOG) relaying the comments made during the public hearing regarding unmet transit needs. Motion carried 4-0.

COUNCIL REPORTS/COMMUNICATIONS

Councilmember Strahan commented that the Thursday scheduled meeting with Danco representatives regarding the River Bluff Cottages did not occur and said that she met Destiny, the new manager at the facility and is still very concerned about issues related to that facility. Her hope is that DHHS steps up and helps the tenants as there was supposed to be a collaborative effort in that regard. She expressed the need to follow through with a letter to the State expressing the City's concerns about the project.

She then referred to an article in the Lost Coast Outpost on October 16 regarding Measure B for Arcata and Measure I for the County related to low-income housing projects. She said in reading the article it appears that low-income housing projects can only be constructed with voter approval.

She said that she spoke to Angela Johnson, the Rio Dell School Superintendent today and said that she had spoken to Chief Conner about a Halloween Parade they were putting

together for the kids. She said they would be walking by City Hall and suggested the City put out a table in the parking lot and give out candy to the kids.

Mayor Garnes said she saw a great idea on Pinterest where someone put a tube down the railing of a porch then slid candy down from the top to maintain social distancing guidelines on Halloween.

Councilmember Wilson reported on his attendance at the Humboldt Waste Management Authority (HWMA) meeting and said they discussed the same issue with regard to CRV and said that there will be no buyback of CRV products in Humboldt County anytime soon. Aside from taking CRV to Crescent City, customers can still dispose of those items in their recycling bins, they just won't get paid for those items. He noted that the idea of the CRV buyback program was to stop the littering on highways.

He reported that he would be also attending a Redwood Coast Energy Authority (RCEA) meeting on Thursday.

ADJOURNMENT

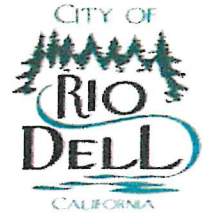
Motion was made by Johnson/Wilson to adjourn the meeting at 7:37 p.m. to the November 3, 2020 Regular meeting. Motion carried 3-0.

Debra Garnes, Mayor

Attest:

Karen Dunham, City Clerk

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532
(707) 764-5480 (fax)



DATE: November 3, 2020

TO: Mayor and Members of the City Council

FROM: Cheryl Dillingham, Interim Finance Director *CD*

THROUGH: Kyle Knopp, City Manager

SUBJECT: Transportation Development Claim for Fiscal Year 2020-21

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the Finance Director to sign and submit the City's annual Transportation Development Act (TDA) Claim for Fiscal Year (FY) 2020-21.

BACKGROUND AND DISCUSSION

Each year the City submits a request for approval of its annual transportation claim to the Humboldt County Association of Governments (HCAOG). The 2020-21 projected allocation is \$118,068 in comparison to last year's TDA claim of \$154,657. Proposed projects outlined in the City's 2020-21 financial plan include \$46,222 to be provided to Humboldt Transit Authority for share of costs for transit services within the City, \$6,500 to be provided to the Adult Day Health Care for transportation, and \$65,346 for ongoing street repair, maintenance, and construction within the City.

ATTACHMENTS

HCAOG Resolution
Claim Request
Annual Project and Financial Plan
Statement of Conformance



HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS
Regional Transportation Planning Agency
Humboldt County Local Transportation Authority
Service Authority for Freeway Emergencies
611 I Street, Suite B
Eureka, CA 95501
(707) 444-8208
www.hcaog.net

RESOLUTION 20-07
RESOLUTION OF THE HUMBOLDT COUNTY ASSOCIATION OF
GOVERNMENTS APPROVING THE TRANSPORTATION DEVELOPMENT ACT
LOCAL TRANSPORTATION FUND FISCAL YEAR 2020-21 FINDINGS OF
APPORTIONMENT AND ALLOCATION

WHEREAS, the Humboldt County Association of Governments is the Regional Transportation Planning Agency for Humboldt County, and is responsible for the administration of the Transportation Development Act of 1971, as amended thereafter; and

WHEREAS, the Humboldt County Association of Governments has established rules and regulations, consistent with existing law, whereby there shall be a set-aside for pedestrian and bicycle allocations equivalent to 2% of the money remaining in the fund after allocations to higher purposes; and

WHEREAS, the Humboldt County Association of Governments did not make a finding for better use; and

WHEREAS, the County of Humboldt, and the Cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell and Trinidad are each required to file annual transportation claims for the funds which remain after necessary expenditures for administration, planning and the 2% set aside for pedestrian and bicycle uses from the Local Transportation Fund (LTF) of Humboldt County, in accordance with their populations, apportioned to them by the Humboldt County Association of Governments, pursuant to the Act; and

WHEREAS, it is the responsibility of the Humboldt County Association of Governments, under the provisions of the Act, to review the annual transportation claims and to make allocations of monies from the LTF; and

WHEREAS, the Auditor of Humboldt County is instructed to pay monies in the fund to the claimants pursuant to allocation instructions received from the Humboldt County Association of Governments; and

WHEREAS, the County Auditor issued an estimate of \$5,306,168 of revenues available for FY 2019-2020.

NOW, THEREFORE, BE IT RESOLVED that the Humboldt County Association of Governments shall make the following allocations based on population estimates determined by the California Department of Finance:

1. To the Humboldt County Association of Governments for TDA administration and for planning and programming in the amount of \$400,000, per Section 99233.1 and 99233.2.
2. To the Humboldt County Auditor Controller for TDA Administration in the amount of \$4,000, per Section 99243.
3. To be reserved by the Humboldt County Auditor's Office for future reimbursements to the Cities and County for pedestrian and bicycle facilities purposes for local agencies as programmed and claimed in the amount equal to 2% of remaining incoming funds estimated to be \$98,043 per Sections 99233.3 and 99234.
4. To the Cities and County in the amounts listed below, upon review of claims filed:

Jurisdiction	Dept. of Finance Population Projection	% of Total Population	FY 2020-21 Appropriation	Available Balance as of March 2020	Estimate of Available Funds for FY 2020-21
Arcata	18,078	13.36%	\$ 641,743	\$ 508,939	\$ 1,150,682
Blue Lake	1,243	0.92%	\$ 44,125	\$ -	\$ 44,125
Eureka	26,977	19.93%	\$ 957,644	\$ -	\$ 957,644
Ferndale	1,335	0.99%	\$ 47,391	\$ -	\$ 47,391
Fortuna	12,084	8.93%	\$ 428,964	\$ -	\$ 428,964
Rio Dell	3,326	2.46%	\$ 118,068	\$ -	\$ 118,068
Trinidad	360	0.27%	\$ 12,779	\$ -	\$ 12,779
Humboldt County	71,930	53.15%	\$ 2,553,411	\$ -	\$ 2,553,411
Total	135,333	100.00%	\$ 4,804,125	\$ 508,939	\$ 5,313,064

PASSED AND ADOPTED by the Humboldt County Association of Governments, in the City of Eureka, County of Humboldt, State of California, this 21st day of May 2020, by the following vote:

AYES: MEMBERS: Fennell, Winkler, Johnson, Seaman,
Jones, Smith, West, Strahan
NOES: MEMBERS: None
ABSENT: MEMBERS: None
ABSTAIN: MEMBERS: None

Attest:


Christie Smith, HCAOG Executive Assistant


Estelle Fennell, HCAOG Chair

CLAIM REQUEST
Local Transportation Fund (LTF)

Claimant: City of Rio Dell
Address: 675 Wildwood Ave
Contact Person: Cheryl Dillingham
Title: Interim Finance Director
Phone: (707) 764-3532
E-mail: dillinghamc@cityofriodell.ca.gov

The City of Rio Dell hereby requests, in accordance with the Transportation Development Act (TDA) of 2017, Chapter 1400, and applicable rules and regulations, that the TDA claim be approved in the amount of \$ 118,068 for fiscal year 2020-21. These monies are to be drawn from the local transportation fund or the state transit assistant fund held at the County of Humboldt for the purposes and amounts shown in the attached "Annual Project and Financial Plan."

When approved, the claim will be submitted to the County Auditor of the County of Humboldt for payment. Approval of the claim and payment by the County Auditor to this applicant is subject to such monies being on hand and available for distribution, and to the provisions that such monies will be used only in accordance with the terms of the approved annual financial plan.

Authorized representative of claimant:

By: Cheryl Dillingham
(print name)

Title: Interim Finance Director

Signature: _____ Submittal date: 11/3/2020

APPROVED:

By: _____ Date: _____
Marcella Clem
Executive Director, Humboldt County Association of Governments

CITY OF RIO DELL
Revenues and Expenditures
6/30/2020

	<u>6/30/2019</u>	<u>FY 2018-19</u>	<u>6/30/2020</u>	<u>FY 2019-20</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
<u>Revenue</u>				
4045 Tax - (HCAOG) Transportation - TDA	124,891.00	124,891.00	154,657.00	164,343.00
4310 Interest Income	727.00	0.00	521.00	0.00
4480 Insurance Premium Reimbursement	0.00	0.00	551.00	0.00
4920 Misc - Special Public Works	7.00	0.00	2.00	0.00
Total Revenue	125,625.00	124,891.00	155,731.00	164,343.00
<u>Expenditures</u>				
5000 Full Time Salaries	20,104.00	22,428.00	42,035.00	38,189.00
5026 Part Time Temporary Salaries	0.00	0.00	0.00	2,174.00
5030 Overtime Salaries	163.00	573.00	467.00	858.00
5035 Benefit - ICMA City 457	1,897.00	2,142.00	3,837.00	2,527.00
5040 Benefit - Health Insurance	6,549.00	5,240.00	11,930.00	12,970.00
5042 Benefit - Life Insurance	91.00	93.00	119.00	98.00
5044 Benefit - Dental/Vision Insur	739.00	700.00	1,360.00	874.00
5045 Worker Compensation Insurance	2,229.00	2,346.00	6,157.00	5,143.00
5050 FICA	1,620.00	1,708.00	3,462.00	2,225.00
5055 Unemployment Insurance	330.00	282.00	200.00	293.00
5056 Employment Training Tax	0.00	0.00	4.00	0.00
5060 Clothing Allowance	36.00	77.00	126.00	236.00
5069 Accrued Payroll Taxes Expense	-54.00	0.00	0.00	0.00
5080 Hiring Costs	5.00	0.00	12.00	0.00
5101 Office Supplies	7.00	202.00	2.00	188.00
5102 Operating Supplies	132.00	518.00	72.00	492.00
5103 Postage	4.00	58.00	0.00	55.00
5104 Printing - Forms	4.00	211.00	0.00	185.00
5105 Advertising	0.00	84.00	130.00	79.00
5106 Promotional	0.00	11.00	0.00	42.00
5107 Memorial Park Expense	10.00	22.00	0.00	33.00
5108 Streets	3,892.00	7,560.00	4,808.00	2,488.00
5109 Chemicals	0.00	2.00	0.00	2.00
5110 Accounting	154.00	320.00	43.00	320.00
5112 Legal	112.00	1,036.00	431.00	901.00
5115 Contract/Professional Services	51,032.00	51,092.00	51,860.00	52,159.00
5116 Bank Fees	0.00	12.00	0.00	12.00
5119 Safety Supplies & Equipment	62.00	341.00	133.00	327.00
5120 Cell Phones	292.00	57.00	458.00	284.00
5121 Telephone - Pager	177.00	727.00	179.00	691.00
5122 Travel and Training Expense	0.00	334.00	72.00	314.00
5123 Automobile - Transportation	81.00	233.00	97.00	207.00
5125 Publications - Books	0.00	7.00	0.00	7.00

CITY OF RIO DELL
Revenues and Expenditures
6/30/2020

	<u>6/30/2019</u>	<u>FY 2018-19</u>	<u>6/30/2020</u>	<u>FY 2019-20</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
5126 Dues & Memberships	6.00	148.00	5.00	136.00
5127 License	0.00	4.00	0.00	0.00
5128 Employee Relations	0.00	3.00	0.00	2.00
5130 Rents - Leases	4.00	397.00	0.00	373.00
5131 Records Maintenance	2.00	47.00	2.00	46.00
5135 Maintenance - Repair	253.00	2,753.00	1,732.00	2,660.00
5136 Parks Maintenance - Repair	12.00	40.00	9.00	61.00
5138 Office Equipment	7.00	122.00	0.00	118.00
5139 Equipment	641.00	563.00	37.00	514.00
5141 General Liability Insurance	0.00	2,772.00	0.00	2,644.00
5143 Property Insurance	0.00	460.00	0.00	442.00
5144 Emp Practice Liab Insurance	0.00	180.00	0.00	173.00
5150 Electricity	7,578.00	10,346.00	15,755.00	14,495.00
5151 Natural Gas	26.00	59.00	27.00	55.00
5152 Water	1,086.00	3,057.00	4,132.00	2,923.00
5153 Sewer	2.00	6.00	1.00	5.00
5154 Garbage	82.00	0.00	109.00	0.00
5160 Elections	0.00	35.00	0.00	0.00
5162 Medical	0.00	25.00	0.00	24.00
5163 Property Tax Admin Fees	0.00	28.00	0.00	28.00
5164 Regulatory Fees	47.00	38.00	39.00	36.00
5166 LAFCO Fees	0.00	46.00	33.00	37.00
5171 Computer Software	0.00	65.00	165.00	60.00
5173 Computer Maintenance - Support	0.00	592.00	0.00	571.00
5174 Web Design Services	0.00	90.00	0.00	87.00
5212 Gas & Oil	375.00	1,837.00	241.00	1,755.00
5213 Vehicle Repair	186.00	756.00	298.00	720.00
5215 Public Works - Small Tools	31.00	331.00	87.00	885.00
5217 License	0.00	4.00	0.00	4.00
5227 Public Works - Equip. Repair	123.00	753.00	24.00	726.00
5229 Public Works - Equip. Rental	0.00	10.00	0.00	15.00
5514 Engineering	890.00	2,421.00	1,907.00	2,302.00
5520 Improvements	0.00	6.00	0.00	4.00
5900 RDFD and Library Water/Sewer	0.00	0.00	0.00	0.00
6100 Fixed Asset - Computer Hardware	90.00	400.00	0.00	0.00
6400 Fixed Asset - Vehicles	0.00	0.00	0.00	0.00
6500 Infrastructure -	0.00	0.00	14,562.00	22,200.00
Total Expenditures	101,109.00	126,810.00	167,159.00	178,474.00

STATEMENT OF CONFORMANCE

LTF

Claimant: City of Rio Dell

Fiscal Year of Claim: 2020-21

Certify all that apply.

- ☒ LOCAL TRANSPORTATION FUND (LTF) - TRANSIT CLAIM
- ☒ LTF funds are **not** being used for operating
- ☐ LTF FUNDS are being used for operating
- ☐ A total of \$_____ STA funds will also be claimed for operating during this fiscal year.

If funds are being used for Operating
please provide the following
information:

*Provide information for the last
3 audited fiscal years.*

	Previous Fiscal year	Fiscal year	Fiscal year	Fiscal year
System Operating Costs				
System Revenues				
System Vehicle Service Hours				
System operating cost per revenue vehicle hour	\$ -	\$ -	\$ -	\$ -

- ☒ The claimant named above hereby certifies that this annual claim for local transportation funds in the amount of \$ 118,068 that is not being used for operating conforms with the requirements of Article 8, PUC Section 99400, of the Transportation Development Act of 1971, and applicable rules and regulations.

CERTIFIED BY CLAIMANT:

By: Cheryl Dillingham

Title: Interim Finance Director

Signature: _____

Date: 11/3/2020



Staff Highlights – 2020-11-03

City Council

City Manager

Developed and submitted grant application for energy resiliency at City Hall

Work on final phases of ATP project, contractor's final cleanup and sidewalk improvements on Davis

Discussions with Ad Hoc on Mural program

Billing for regional slurry seal project

Attended SCORE Board of Directors meeting

Met with River Bluff Cottages staff

Prep for discussion with Council on streets

Final setup for median island maintenance

City Clerk

Processed seven (7) Building Permits

207/209 Sequoia Ave. – 2 Sewer Laterals/ 3 Cleanouts

440 Dixie St. – 2 Sewer Cleanouts

250 Tolman Place – 100 Amp Service Panel Upgrade

780 Rigby Ave. – New Siding

441 First Ave. – Sewer Lateral/Cleanouts

211 Bellevue Ave. – Sewer Lateral/Cleanouts

178 W. Center St. – Sewer Lateral/Cleanouts

Processed two (2) Business License Applications

Dominic Brice Skinner Interior Design – 215 Bellevue Ave.

Well Done Gutters – 123 Ash St.

Misc.

Sent letter to Cottage Industry business operating without license



City Attorney

Human Resources, Risk & Training

Finance Department

Public Works Water

Power meter was installed at Water Control Building to monitor power usage for billing purposes.
(ONGONG)

Water leak on Walnut Dr

Water leak on Pacific and Kelly

Repaired water leak on Monument Rd

Work at Rio Dell Metropolitan Wells, Clean and Flush filters. Preparations to use.

Ground water monitoring (SHN and County) for Eel River Valley basin Groundwater Sampling Group

Read Water Meters

Replace bad ERTS from water meters.

Public Works Wastewater

Finishing up dryer repairs with O&M and BCR.

Sewer lateral inspections at: 441 and 449 1st Ave, 211 Bellevue, 207 and 209 Sequoia Ave, 440 Dixie. By
My estimation The City has tested approximately 10 % of the sewer laterals in the last three years.

Interviewed candidate for the utilities position.

Plant maintenance: Clean head works, Cleaned spoils pile, Repair pump in the contact basin, Cleaned
grit screw conveyor.

Replace CL-17 in the contact basin for continuous Chlorine monitoring.

Second round of bench testing for Chloramines.

COVID-testing the influent at the wastewater plant.

Helped water department with a Water leak on Pacific

Meeting with GHD about the SSES: GIS mapping and Flow monitoring in the collection system.



Working with City hall on the 265 Ogle property: Sewer lateral.

Public Works Streets, Buildings and Grounds

Safety trainings

Reorganized work trucks and cleaned them out.

Rebuilt berm for waste water pond, and disposing of spoils pile.

Hot tapped new service at 590 Pacific Ave.

Cleaned offices and rearrange for desk space

Picked up brush pile on Orchard St

Mowed City Hall and Bluestar Park and Memorial Park

Mowed Gateway and South Islands

Cleaned out ditch by the Monument slide

Installed insulation foam to payment drop-off box at city hall for the wet weather.

Picked up trash and weeded around all the bus stops.

Weeded Bellevue and Pacific field and Bellevue to Wildwood.

Clear and Removed brush from alleyway behind Lety's and Proper Wellness.

Public Works City Engineer

Public Works Capital Projects

Police Department

Community Development Department

Regional Early Action Planning (REAP) webinar. Potential grant \$ for housing studies.

Roof Inspections 770 Wildwood Avenue



Roof Inspections 605 Rigby Avenue

Planning Commission Meeting

Prepare Staff report for Humboldt Highgrade

Prepare Staff Report for Andrew Bonow

Siding Inspection 103 Douglas

Electrical Inspection 250 Tolman

Roof Inspections 770 Wildwood Avenue

Rood Inspection 397 Pacific

Ad Hoc Mural Meeting

Tele-Conference w/EPA re: Grant opportunities 255 Wildwood Avenue

Amend Deferred Improvement Agreement and refer to City Attorney for review and approval.

Review Engineered Fire Systems comments and conditional approval for Huessler residence. Confirm with Randy size of supply line and meter.

Review EPA's Targeted Brownfield Assessment program. Reach out to Region 9 contact.

Eggel Solar/Back-up Generator Plan Check.

Prepare Housing Element Staff Report and Resolution.

Intergovernmental

Humboldt-Rio Dell Business Park

*Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532
cityofriodell.ca.gov*



November 3, 2020

TO: Rio Dell City Council
THROUGH: Kyle Knopp, City Manager
FROM: Cheryl Dillingham, Interim Finance Director CD
SUBJECT: Fiscal Year 2019-20 Annual Financial Report

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Receive and file the Fiscal Year (FY) 2019-20 Annual Financial Report.

BACKGROUND AND DISCUSSION

The Finance Director provides reports on the budget to keep the Rio Dell City Council and the public informed on the status of the City's finances. The attached Annual Financial Report for FY 2019-20 summarizes budgeted versus actual amounts and describes any significant variances at the end of the fiscal year.

The attached report is for informational purposes and the audited Financial Statements, which should be completed in January 2020, will contain additional and more detailed information.

ATTACHMENTS

FY 2019-20 Annual Financial Report (Unaudited)

ANNUAL FINANCIAL REPORT

Year End FY 2019-20

This Annual Financial Report summarizes and analyzes the financial performance of the City for Fiscal Year (FY) 2019-20. The report describes the revenues received and expenditures incurred and explains any material differences between these values and the adjusted budget. It also presents the amount of the financial reserves at the end of the year. This report was prepared using final unaudited FY 2019-20 financial information as of June 30, 2020.

SUMMARY

Total City revenues were \$5,069,495 which exceeded total expenditures of \$3,867,803, resulting in an increase to reserves of \$1,201,692.

REVENUE AND EXPENDITURES BY FUND - TYPE

	REVENUE	EXPENSE	GAIN/(LOSS)
GENERAL FUND	1,525,933	1,324,562	201,371
ENTERPRISE FUNDS	2,643,788	1,978,987	664,801
SPECIAL REVENUE FUNDS	899,774	564,254	335,520
TOTAL	5,069,495	3,867,803	1,201,692

Revenues: The major funds of the City had revenues that were \$603,352 or 15% higher than estimated in the budget.

REVENUES BY FUND

	BUDGET	ACTUAL	OVER/(UNDER)
GENERAL FUND	1,159,772	1,525,933	366,161
STREETS	339,203	326,071	(13,132)
SLESF	143,000	161,980	18,980
BUILDING FUND	45,735	36,077	(9,658)
SEWER	1,213,894	1,351,868	137,974
WATER	1,188,893	1,291,920	103,027
TOTAL	4,090,497	4,693,849	603,352

Expenditures: The major funds shown in the following table ended the year under budget by \$834,942 or 17%.

EXPENDITURES BY FUND

	BUDGET	ACTUAL	OVER/(UNDER)
GENERAL FUND	1,630,080	1,324,562	(305,518)
STREETS	334,979	306,018	(28,961)
SLESF	155,877	141,524	(14,353)
BUILDING FUND	100,206	82,635	(17,571)
SEWER	1,361,456	1,173,766	(187,690)
WATER	1,086,070	805,221	(280,849)
TOTAL	4,668,668	3,833,726	(834,942)

Fund Balances: Overall total ending fund balances were \$7.68 million an increase of \$1.2 million. The table below shows the changes and fund balances by fund.

Fund Description	Fund #	Beginning Fund Balance 7/1/19	Change	Actual Ending Fund Balance 6/30/20
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General Fund	000	1,949,047	201,371	2,150,418
Special Revenue Funds				
Economic Development	003	-	300,000	300,000
Admin Fund	005	12,692	2,227	14,919
Building Fund	008	98,771	(46,558)	52,213
Measure Z	037	(496)	496	-
CDBG RRLF Fund	039	137,035	36,631	173,666
Recycling Fund	074	24,600	5,359	29,959
Parks Fund	015	17,850	252	18,102
Realignment Grant Fund	046	3,486	49	3,535
SLESF Fund	040	70,740	20,456	91,196
Vehicle Abatement Fund	043	2,632	37	2,669
Solid Waste Fund	027	39,973	(3,482)	36,491
Spay & Neuter Fund	093	3,113	33	3,146
Gas Tax Fund (HUTA)	020	142,836	15,982	158,818
SB1 (RMRA) Fund	021	69,509	4,202	73,711
TDA Fund	024	69,728	(11,427)	58,301
RSTP Fund	026	14,314	11,351	25,665
Total Special Revenue Funds		706,783	335,608	1,042,391

Sewer Enterprise Fund				
Sewer Capital Fund	052	1,117,947	76,983	1,194,930
Sewer Debt Svc Fund	054	47,574	29,950	77,524
Sewer Restricted Reserve	054	302,822	-	302,822
Sewer Operations Fund	050	536,002	71,169	607,171
Total Sewer Enterprise Fund		2,004,345	178,102	2,182,447

Water Enterprise Fund				
Water Capital Fund	062	752,143	154,597	906,740
Water Metro Wells Fund	063	28,954	13,938	42,892
Water Dinsmore Zone	064	47,786	19,422	67,208
Water Restricted Reserve	061	109,839	26,161	136,000
Water Debt Svc Fund	061	165,159	45,163	210,322
Water Operations Fund	060	716,105	227,418	943,523
Total Water Enterprise Fund		1,819,986	486,699	2,306,685

Total All Funds		6,480,161	1,201,780	7,681,941
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ANNUAL FINANCIAL REPORT

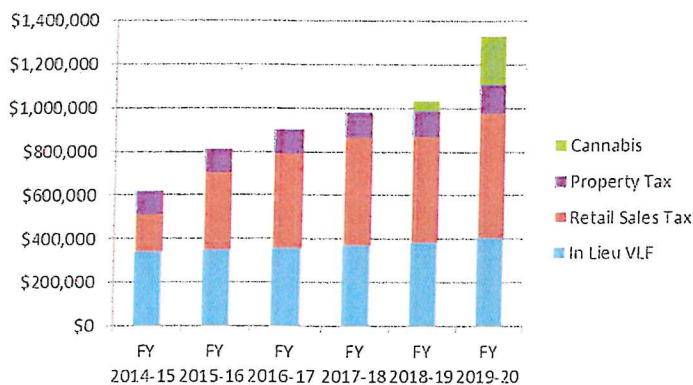
Year End FY 2019-20

GENERAL FUND

At the end of FY 2019-20 General Fund revenues were \$1.5 million, which was 31% above budgetary estimates. Actual General Fund expenditures were \$1.3 million, which was 19% below budgeted appropriations.

Revenues: The top four revenue sources in the General Fund are Property Tax In Lieu of Vehicle License Fees, Retail Sales Tax, Cannabis Tax and Property Tax. Actual amounts for these revenue sources were \$1,328,071 which was 28% more than the previous year.

General Fund Major Revenues



General Fund revenues were \$366,160 more than budgeted amounts. This was primarily due to Sales Tax and Cannabis revenues. Overall General Fund revenues were \$307,346 more than prior year actuals.

GENERAL FUND REVENUES	BUDGET	ACTUAL	VARIANCE
Property Tax In Lieu VLF	375,777	407,072	31,295
Local Sales Tax Measure U	265,000	330,795	65,795
Sales Tax	189,451	237,872	48,421
Property Tax	119,221	131,188	11,967
Franchise Fees	94,182	87,139	(7,043)
Cannabis	36,000	221,144	185,144
Interest	-	27,093	27,093
Transient Occupancy Tax	13,152	11,797	(1,355)
Other Revenues	66,990	71,833	4,843
TOTAL	1,159,773	1,525,933	366,160

Expenditures: General Fund expenditures were \$1,324,562 or \$305,515 less than budgeted. This was primarily due to capital projects not being completed and lower spending in the Police department.

GENERAL FUND EXPENDITURES	ADJUSTED BUDGET	ACTUAL	VARIANCE
City Council	15,539	10,265	5,274
City Manager	100,148	87,000	13,148
Finance	85,989	69,576	16,413
General Government	46,751	27,878	18,873
Planning	53,748	39,207	14,541
Police	682,058	600,503	81,555
Facilities and Grounds	36,844	36,843	1
Transfers	300,000	300,000	-
Capital Projects	309,000	114,179	194,821
COVID	-	39,111	(39,111)
TOTAL	1,630,077	1,324,562	305,515

Fund Balance: The General Fund ended the fiscal year with a fund balance of \$2,150,418. This was an increase of \$201,371 due to actual revenues exceeding expenditures. At the time of the FY 2020-21 budget development the year-end fund balance was projected to be \$1.73 million. The FY 2019-20 actual ending balance was \$417,148 more than estimated. This was primarily due to revenues being higher than estimated.

STREETS FUNDS

Revenues: Streets funds revenues were below budgeted amounts by \$13,132 or 4%. This was primarily due to the impacts of the pandemic on statewide fuel sales.

STREETS REVENUES	BUDGET	ACTUAL	VARIANCE
020 GAS TAX	94,614	87,548	(7,066)
021 SB1 RMRA	55,746	54,477	(1,269)
024 TDA	164,343	155,731	(8,612)
026 RSTP	24,500	28,315	3,815
TOTAL	339,203	326,071	(13,132)

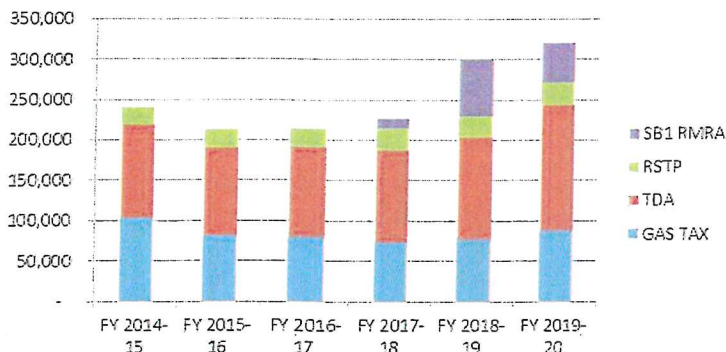
In 2017 Senate Bill (SB) 1, created the Road Maintenance and Rehabilitation Account (RMRA),

ANNUAL FINANCIAL REPORT

Year End FY 2019-20

increased taxes on fuel and vehicle registration and added annual inflationary adjustments to new and existing gas taxes. The SB1 RMRA revenues provide much needed additional funding for local streets and roads projects. The taxes are collected statewide and allocated to cities on a per capita basis.

Streets Revenues



Expenditures: Actual expenditures were 9% below budget in the Streets funds. This was primarily due capital projects not being finished.

STREETS EXPENDITURES	BUDGET	ACTUAL	VARIANCE
020 GAS TAX	77,640	71,621	6,019
021 SB1 RMRA	54,523	50,275	4,248
024 TDA	178,474	167,158	11,316
026 RSTP	24,342	16,964	7,378
TOTAL	334,979	306,018	28,961

Fund Balances: Total overall Streets fund reserves increased by \$20,053. At the time of the FY 2020-21 budget development the year-end balance was projected to be \$300,589. The FY 2019-20 actual ending balance was higher than estimated by \$15,906. This was primarily due to expenditures being lower than estimated.

STREETS FUND BALANCES	ESTIMATE	ACTUAL	VARIANCE
020 GAS TAX	159,810	158,818	(992)
021 SB1 RMRA	70,736	73,711	2,975
024 TDA	55,571	58,301	2,730
026 RSTP	14,472	25,665	11,193
TOTAL	300,589	316,495	15,906

ENTERPRISE FUNDS

SEWER FUNDS

Revenues: The Sewer funds total revenues were \$1,351,868. This amount was spread between Operations (66%), Capital (9%) and Debt Service (25%). The total amounts include all fees, charges, penalties and new connections for sewer service. Actual revenues were 11% more than estimated in the budget.

SEWER REVENUES	BUDGET	ACTUAL	VARIANCE
050 SEWER OPERATIONS	808,919	898,340	89,421
052 SEWER CAPITAL	102,076	120,644	18,568
054 SEWER DEBT SVC.	302,899	332,884	29,985
TOTAL	1,213,894	1,351,868	137,974

Expenditures: Total Sewer expenditures were \$1,173,766 which was \$187,690 or 14% less than budgeted. The variance was mainly due to lower spending on capital projects and salary savings.

SEWER FUND EXPENSES	BUDGET	ACTUAL	VARIANCE
050 SEWER OPERATIONS	941,357	827,171	114,186
052 SEWER CAPITAL	117,200	43,661	73,539
054 SEWER DEBT SVC.	302,899	302,934	(35)
TOTAL	1,361,456	1,173,766	187,690

Fund Balances: As shown below actual ending Sewer fund balances (excluding restricted reserves) were \$1,879,625. This was \$135,750 or 8% more than estimated at the time of the FY 2020-21 budget development. Most of this increase was due to higher revenues.

SEWER FUND BALANCES	ESTIMATE	ACTUAL	VARIANCE
050 SEWER OPERATIONS	531,478	607,171	75,693
052 SEWER CAPITAL	1,144,823	1,194,930	50,107
054 SEWER DEBT SVC.	67,574	77,524	9,950
TOTAL	1,743,875	1,879,625	135,750

ANNUAL FINANCIAL REPORT

Year End FY 2019-20

WATER FUNDS

Revenues: Total actual revenues for the Water funds were \$1,291,920 compared to budgeted amounts of \$1,188,893.

WATER REVENUES	BUDGET	ACTUAL	VARIANCE
060 WATER OPERATIONS	777,676	857,184	79,508
061 WATER DEBT SVC.	207,383	207,324	(59)
062 WATER CAPITAL	164,319	186,466	22,147
063 METRO WELLS	17,006	18,287	1,281
064 DINSMORE ZONE	22,509	22,659	150
TOTAL	1,188,893	1,291,920	103,027

Expenditures: Total Water expenditures were \$805,221 which was \$280,849 or 26% less than budgeted. The variance was primarily due to lower spending on salaries and benefits, services and supplies and capital projects.

WATER EXPENDITURES	BUDGET	ACTUAL	VARIANCE
060 WATER OPERATIONS	854,470	629,766	224,704
061 WATER DEBT SVC.	136,000	136,000	-
062 WATER CAPITAL	81,700	31,869	49,831
063 METRO WELLS	11,300	4,349	6,951
064 DINSMORE ZONE	2,600	3,237	(637)
TOTAL	1,086,070	805,221	280,849

Fund Balances: As shown below actual ending fund balances (excluding restricted reserves) were \$2,170,685. This was \$303,876 or 16% higher than estimated for the Water funds at the time of the FY 2020-21 budget development.

WATER FUND BALANCES	ESTIMATE	ACTUAL	VARIANCE
060 WATER OPERATIONS	709,311	943,523	234,212
061 WATER DEBT SVC.	210,381	210,322	(59)
062 WATER CAPITAL	844,762	906,740	61,978
063 METRO WELLS	34,660	42,892	8,232
064 DINSMORE ZONE	67,695	67,208	(487)
TOTAL	1,866,809	2,170,685	303,876

OTHER FUNDS

The following section is a summary of budgeted revenues and expenditures versus actual for other significant special revenue funds.

BUILDING FUND

The Building fund had budgeted revenues of \$45,735 and appropriations of \$100,206. No General Fund transfer was included in FY 2019-20 because the beginning fund balance was sufficient to cover budgeted expenditures. Actual revenues were less than estimated by \$9,658, primarily due to lower plan check fees. The ending fund balance in the Building fund was \$52,213. It is anticipated that the entire fund balance will be expended in FY 2020-21 on inspection services.

BUILDING FUND	BUDGET	ACTUAL	VARIANCE
REVENUES	45,735	36,077	(9,658)
EXPENDITURES	100,206	82,635	17,571
TOTAL	(54,471)	(46,558)	7,913

SLESF: The Supplemental Law Enforcement Services Fund (SLESF) can only be used to supplement law enforcement services and has mainly been used to cover salary and benefit costs for a police officer position. In FY 2019-20 the City received \$161,980 in revenues and expended \$141,524. The City of Rio Dell is entitled to receive the minimum grant of \$100,000 in recent years additional "growth" revenue has been received.

CDBG: In FY 2019-20 CDBG actual revenues were \$38,990 and expenditures were \$2,359 resulting in an increase to the fund balance of \$36,631 and an ending fund balance of \$173,666. These funds are available for eligible CDBG projects.

*Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532
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November 3, 2020

TO: Rio Dell City Council
FROM: Kyle Knopp, City Manager
SUBJECT: Discussion on Joint Use Agreement for Davis Street Park

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Provide direction to staff, if any.

BACKGROUND AND DISCUSSION

On October 20, 2020 the City Council discussed graffiti at the Davis Street Park and the "Joint Use Agreement" with the School District regarding the property. The Council requested the agreement be agendized for discussion. The background and discussion from October 20, 2020 is copied below.

It was noted by Councilmember Strahan that graffiti had appeared on a building located on School District property. The building has been used by the Little League for several decades. Councilmember Strahan stated that she believed the graffiti was the responsibility of the city to repair. It was requested by the Council that this matter be agendized for discussion.

The "Davis Street Park" is located on School District property. The City and School District first entered into a "Joint Powers Agreement" on October 10, 1984 to leverage funding from the California Parks and Recreation Facilities Act of 1984 to construct facilities on School District property for the prioritized use of the School District and with the approval of the School District. Staff believes this is when the Tennis Courts were constructed, but it is important to note that the Little League buildings predate the 1980's. This Joint Powers Agreement was terminated due to the City's inability to obtain insurance coverage required in the agreement.

On January 16, 2007 the Rio Dell City Council approved Resolution No. 952-2006 approving the creation of a "Joint Use Agreement" between the School District and City for the express purpose of leveraging "Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000" to rehabilitate the existing facilities located on School District property and owned by the School District.

On February 8, 2007 a Joint Use Agreement became effective after being signed by Mayor R.L. Leonard and by Sandy O'Donald, the President of the Board of Education. The agreement further clarified ownership of facilities with "certain fields, tennis courts, parking lots..." belonging to the School District. The document also refers to Exhibit A as demarcating District Facilities. The agreement requires the city to maintain the turf at the facility and enforce district rules (5. B, E, G) The agreement requires the District to perform normal maintenance on district facilities (6.F, G). Additional improvements made to the Davis Street Park require the consent of both the district and City and emergency repairs to "Additional Improvements" are agreed to be split between the City and District.

The Joint Use Agreement also refers to City Facilities, but does not specify what those facilities are. The City possesses no title to any part of the Davis Street Park or to any facilities contained therein. The structures that were vandalized are not explicitly mentioned in the agreement. The structures located in the park have been historically associated with the Little League and it is possible the District has a separate agreement related to those facilities. The Little League has not used the facilities for many years and they appear to have been functionally abandoned.

It does not appear that there is explicit language in the Joint Use Agreement that requires the City to abate graffiti on School District property, and there was no request from the School District to abate the graffiti. However, staff did recently include the Little League buildings in a graffiti abatement project while cleaning up graffiti on other City owned property.

///

JOINT USE AGREEMENT
THE RIO DELL SCHOOL DISTRICT AND THE CITY OF RIO DELL
COLLABORATIVE AGREEMENT FOR USE OF FACILITIES

THIS JOINT USE AGREEMENT HAS BEEN PRODUCED BY AND FOR THE RIO DELL SCHOOL DISTRICT AND THE CITY OF RIO DELL, AS A COLLABORATIVE EFFORT TO CREATE COMMUNITY AT ALL PUBLIC FACILITIES THROUGHOUT THE CITY OF RIO DELL.

THIS Joint Use Agreement ("AGREEMENT") is dated as of ^{February} January 8, 2007, by and between the Rio Dell Unified School District ("DISTRICT"), a public school district duly organized and existing under the laws of the State of California and the City of Rio Dell ("CITY"), a municipal corporation and public body.

RECITALS

WHEREAS, DISTRICT is the owner of real property and improvements thereon in the City of Rio Dell, including facilities, which are used by CITY for community recreational and educational purposes; and

WHEREAS, the CITY maintains and improves facilities as funding allows for community recreational and educational purposes; and

WHEREAS, the CITY and DISTRICT desire to enhance and community's use of facilities owned by the CITY and DISTRICT for community recreational and educational purposes; and

WHEREAS, this AGREEMENT is entered into pursuant to the provisions of Education Code Section 10900, et. Seq.

NOW, THEREFORE, for and in consideration of the collaborative agreements herein contained, the parties hereto agree as follows:

1. TERM AND COMMENCEMENT

This AGREEMENT will commence as of the date in which the latter of CITY and DISTRICT approve and execute this AGREEMENT, and will continue for a period of twenty (20) years, unless sooner terminated as provided for hereinafter in Section 11. This AGREEMENT may be renewed for successive five (5) year terms. Such renewal will be deemed automatic unless AGREEMENT is sooner terminated as provided for hereinafter in Section 11 or upon written notice of intent not to renew given to the other party at least one (1) year prior to the expiration of AGREEMENT.

2. FACILITIES COVERED

The term "DISTRICT FACILITIES" will be used for the purposes of this AGREEMENT to mean certain fields, tennis courts, parking lots located on Rio Dell School District property located at 95 Center Street in Rio Dell as identified in Exhibit A and incorporated into the AGREEMENT.

The term "CITY FACILITIES" will be used for the purposes of this AGREEMENT to mean facilities owned by the CITY which are suitable for use by DISTRICT for educational and recreation activities

The term "FACILITIES" will be used for the purposes of this AGREEMENT to mean DISTRICT FACILITIES and CITY FACILITIES.

3. PERMITTED USES OF FACILITIES

A. Subject to the terms of this AGREEMENT, DISTRICT will permit CITY to use DISTRICT FACILITIES without charge for COMMUNITY RECREATIONAL ACTIVITIES as long as such use does not conflict with the regular conduct of public school and school-related educational and recreational activities.

B. Subject to the terms of this AGREEMENT, CITY will permit DISTRICT to use CITY FACILITIES, without charge, for DISTRICT educational and recreational activities, as long as such use does not conflict with the regular conduct of park, recreation, and community service activities sponsored by CITY.

4. SCHEDULING USE OF FACILITIES

A. DISTRICT and CITY will develop a master schedule for joint use of FACILITIES. DISTRICT and CITY will schedule quarterly meetings unless alternate meeting times are mutually agreed upon. At these meetings both parties will review and evaluate the status and condition of jointly used FACILITIES, and to modify or confirm the upcoming quarter's schedule. CITY and/or DISTRICT will provide summary minutes of these quarterly meetings.

B. CITY will have the responsibility for scheduling all use of CITY FACILITIES.

C. The CITY will also have the responsibility for scheduling the use of DISTRICT FACILITIES for COMMUNITY RECREATIONAL ACTIVITIES during non-school hours beginning at 4:00 p.m., until dusk, Monday through Friday, and all day Saturday and Sunday, as long as such use does not conflict with the regular conduct of public school and school related educational and recreation activities.

D. Scheduling requests for CITY and DISTRICT FACILITIES will be submitted on the approved standard form.

CITY and DISTRICT will provide the other with a minimum of fifteen (15) calendar days notice when canceling approved FACILITIES use dates. If either the CITY or DISTRICT cancels any approved reservation, the canceling party will make a reasonable effort to provide an appropriate alternative reservation site and/or time.

E. Unless otherwise agreed to by site specific agreement, each party will maintain its own facilities, in a state of good repair, provide day-to-day maintenance, janitorial services including clean and stock restrooms throughout the day, structural repair, and replacement or repair of any major equipment.

5. OBLIGATION OF CITY

During the term of this AGREEMENT, CITY hereby covenants and agrees to the following:

A. Upon the expiration of the term of this AGREEMENT, or upon the sooner termination thereof, and when surrendered, CITY will leave FACILITIES in as good order and condition as FACILITIES were at the beginning of their term of this AGREEMENT.

B. With respect to DISTRICT FACILITIES utilized by CITY, CITY will maintain, or cause to be maintained, as identified in site-specific agreements, turf in playing areas.

C. DISTRICT will have the right to make emergency repairs to facilities and improvements on active use areas.

D. Any obligation for the custodial service necessary to keep CITY FACILITIES in a neat, orderly, and sanitary condition at all times during its use thereof under this AGREEMENT will be the CITY'S responsibility.

E. Allow no vehicles to enter upon DISTRICT FACILITIES except as may be necessary and authorized for the limited purposes of maintenance, operation, and delivery of goods and services or in designated public parking lots.

F. Appoint an employee with whom DISTRICT, or any other authorized agent of DISTRICT, may confer regarding the terms of this AGREEMENT.

G. Enforce all DISTRICT rules, regulations, and policies provided by the DISTRICT while directing community recreational and educational activities on DISTRICT FACILITIES.

H. Provide personnel necessary for the direction or supervision of activities sponsored by the CITY at DISTRICT FACILITIES.

I. Perform the normal maintenance of its own CITY FACILITIES as required under normal working conditions and fair wear and tear, unless otherwise addressed in a site-specific agreement.

J. CITY will hold user groups responsible for picking up trash and debris at school sites and parks and depositing it into the proper trash bins. Fields and adjoining areas affected by a user group's use must be picked up and cleared of all trash. CITY will encourage user group's to leave school and park areas immediately after games and practices safely and quietly, especially after late games insuring good neighbor practices in residential neighborhoods.

6. OBLIGATIONS OF DISTRICT

During the term of this AGREEMENT, DISTRICT hereby covenants and agrees to the following:

A. Appoint an employee with whom CITY, or any other authorized agent of the CITY, may confer regarding the terms of this AGREEMENT.

B. Enforce all CITY rules, regulations, and policies while directing community educational and recreational activities at CITY FACILITIES. The CITY will provide the DISTRICT with rules, regulations, and policies for each CITY FACILITY.

C. Provide personnel necessary for the direction or supervision of activities sponsored by the DISTRICT at CITY FACILITIES.

D. Notify the CITY when reconfiguring fields or parking lots, at least 30 days prior to doing such.

E. May provide and maintain additional toilet facilities at DISTRICT FACILITIES, if necessary, in conjunction with CITY activities. DISTRICT will approve and locate the type of toilet facilities being portable, mobile, temporary, or fixed. DISTRICT may require user groups to pay for the additional toilet facilities at DISTRICT FACILITIES.

F. Perform normal maintenance on DISTRICT FACILITIES as required under normal working conditions and fair wear and tear.

G. Any obligation for custodial services necessary to keep DISTRICT FACILITIES in a neat, orderly, and sanitary condition at all times during its use thereof under this AGREEMENT will be the DISTRICT'S responsibility.

7. ADDITIONAL IMPROVEMENTS

A. CITY/DISTRICT will obtain prior written consent of CITY/DISTRICT to make any alterations, additions, or improvements to FACILITIES. CITY/DISTRICT understand that any such alterations, additions, or improvements must comply with all state and local standards.

B. Any such alterations, additions, or improvements will be at the expense of the requesting party, unless otherwise agreed upon.

C. Each party may, for good cause, require the demolition or removal of any alterations, additions, or improvements at the expiration or termination of this AGREEMENT. "Good cause" includes reasons of health, safety, or the DISTRICT'S need for the FACILITY for educational purposes.

D. CITY/DISTRICT will have the right to make emergency repairs on any improvements made by the other and each party agrees to split the cost of such emergency repairs.

E. DISTRICT agrees to pay electrical, lighting, water, and other utility service costs associated with all alterations, additions, or improvements made by CITY upon DISTRICT FACILITIES, as identified in site-specific agreements when mutually beneficial to the DISTRICT.

F. If any alterations, additions, or improvements are destroyed by fire, war, earthquake, flood, storm, or other casualty beyond the control of the parties hereto, to such an extent which they cannot be restored to their previous condition within one hundred-twenty (120) days after the casualty, CITY will have the option to restore the structure or improvements to their condition as of the date of the casualty. In the event CITY does not elect to perform such restoration, CITY will remove all structures, improvements, and personal property from the site and return the site to its original condition, insofar as practical, unless otherwise mutually agreed. If site and improvements are destroyed by any of the causes enumerated above, and in the event they can be restored within one hundred-twenty (120) days after the casualty, CITY will restore them as soon as feasible. DISTRICT will do the same for alterations, additions, or improvements, which it has placed on CITY FACILITIES.

8. LIABILITIES AND INDEMNIFICATION

A. CITY is financially responsible for damages caused by CITY use of DISTRICT FACILITIES; DISTRICT is financially responsible for damages caused by DISTRICT use of CITY FACILITIES.

B. CITY will indemnify, defend, and hold harmless DISTRICT, its officers, agents, employees, representatives, and volunteers from damage to property and for injury to or death of any person and from all claims, demands, actions, liability, or damages of any

kind or nature arising out of or in connection with activities or programs sponsored by CITY at DISTRICT FACILITIES, except those which arise out of the sole negligence of DISTRICT.

C. DISTRICT will indemnify, defend, and hold harmless CITY, its officers, agents, employees, representatives, and volunteers from damage to property and for injury to or death of any person and from all claims, demands, actions, liability, or damages of any kind or nature arising out of or in connection with activities or programs sponsored by DISTRICT at CITY FACILITIES, except those which arise out of the sole negligence of CITY.

9. ASSIGNMENTS AND SUBLEASE

A. CITY may enter into agreements of use by permit with groups for recreational and educational purposes. Such agreements for use are subject to and deemed to incorporate by reference all provisions of this AGREEMENT.

B. CITY may charge a fair and responsible fee or accept in-kind services from permitted users to offset the costs associated with the use of DISTRICT FACILITIES. Any fees generated for the use of District Facilities in the City of Rio Dell shall be turned over to the School District for the on-going maintenance of those facilities unless maintenance responsibility is established as the City's and in such case those funds will be retained by the City for on-going maintenance costs.

C. Neither CITY nor DISTRICT may assign or transfer this AGREEMENT, or any part thereof, without the written consent of the other party.

10. NOTICES

A. All notices, statements, demands, requests, consents, approvals, authorizations, appointments, or designations hereunder by either party to the other will be in writing and will be deemed given and served upon the other party, if delivered personally or three (3) days after depositing in the United States mail, postage prepaid, addressed to:

If to CITY:

City of Rio Dell
675 Wildwood Avenue
Rio Dell, CA 95562

Attention: City Manager

If to DISTRICT:

Rio Dell School District
95 Center Street
Rio Dell, CA 95562

Attention: Superintendent

11. TERMINATION

A. This AGREEMENT may be terminated only by mutual consent of both parties or with cause, at any time during the term hereof by either party of this AGREEMENT upon two (2) years written notice to the other party.

12. SEVERABILITY AND APPLICABLE LAW

Whenever possible, each provision of this AGREEMENT will be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this AGREEMENT will be invalid under the applicable law, such provision will be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision, or the remaining provisions of this AGREEMENT. This AGREEMENT has been made and entered into in the State of California and the laws of said State will govern the validity and interpretation hereof and the performance hereunder by the parties herein.

Every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted, and this Contract shall be read as enforced as though it were included, as if through mistake or otherwise any provision is not inserted or is not correctly inserted, upon application of either party the contract shall be amended to make the insertion or correction.

13. AGREEMENT

This AGREEMENT sets forth the entire AGREEMENT between the parties with respect to the facilities listed in Exhibit "A". Both parties must in the form of a written amendment agree to any modifications.

14. WAIVER

The failure of CITY or DISTRICT to insist upon strict performance of any of the terms, conditions, or covenants in this AGREEMENT will not be deemed a waiver of any right or remedy which CITY or DISTRICT may have and will not be deemed a waiver of any right or remedy for a subsequent breach or default of the terms, conditions, or covenants herein contained.

15. BINDING EFFECT

This AGREEMENT and all the terms, covenants, conditions, and agreements herein contained will be binding upon and inure to the benefit of the parties hereto and their respective successors.

IN WITNESS WHEREOF, this AGREEMENT has been duly approved by both DISTRICT and CITY.

DISTRICT:

CITY:

Rio Dell School District

City of Rio Dell

By: *Jamdy O'Donell*
(Insert typed name)
President, Board of Education

By: *R. L. Leonard*
(Insert typed name)
Mayor R. L. Leonard

Dated: 2-8-07

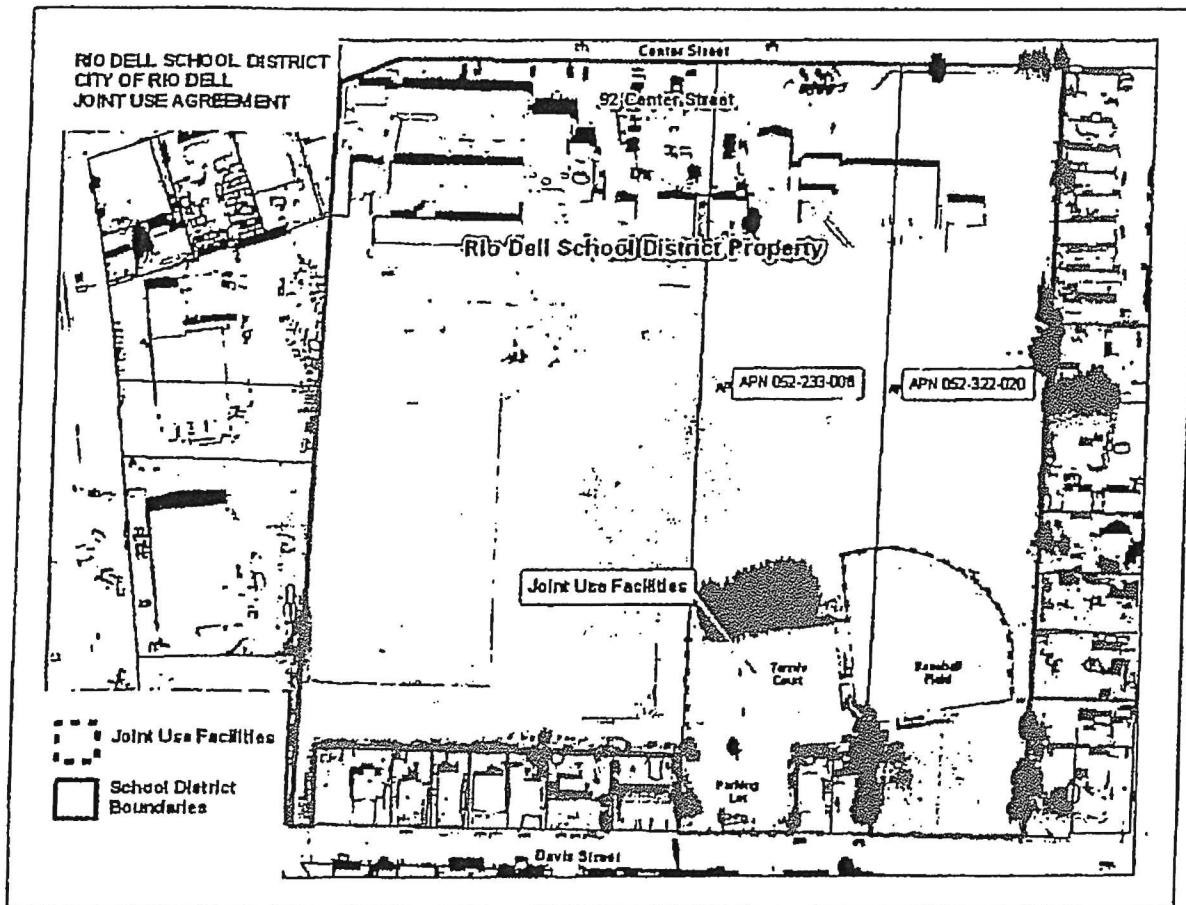
Dated: 1/29/07

EXHIBIT "A"

FACILITIES that require a third party lease interest or sites with special provisions must be identified as such and are included in this AGREEMENT listed in Exhibit "A".

FACILITIES

The Specified facilities are commonly known as the "tennis courts", "baseball fields", "parking lot", and "landscaping" located on the southern portion of Rio Dell School District property located at 95 Center Street in Rio Dell and is comprised of Assessor's Parcel's 052-322-020-000, and 052-233-008-000.



675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: November 3, 2020

☐ Consent Item; ☒ Public Hearing Item

To: City Council

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager 

Date: October 26, 2020

Subject: 2019-2027 Housing Element

Recommendation:

That the City Council:

1. Receive staff's report;
2. Open the public hearing, receive public input and deliberate;
3. Close the public hearing;
4. Adopt Resolution No. 1467-2020 (Attachment 1) approving the Housing Element and direct staff to forward it to the Department of Housing and Community Development for certification.

Background

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include seven elements: land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely on the effective implementation of local general plans and, in particular, local housing elements.

The proposed Housing Element represents a revision of the Housing Element of the General Plan, adopted in 2011. This Housing Element revision is being prepared to meet State legislative provision as described in Section 65588 of the Government Code and to address issues required by a substantial number of new and amended Government Code provisions passed since the adoption of the former Housing Element. The revision of the Housing Element is also required to achieve consistency with the City's General Plan. Lastly, the Element is being revised to address a variety of local housing issues currently facing the City. For example, measures in the General Plan seek to encourage homeownership, infrastructure upgrades to support housing, and greater private investment in the community by supporting revitalization of the Town Center area.

Discussion

As the Council is aware the City has been working on the Housing Element for some time. The Planning Commission held Workshops in March, May and August of last year to discuss the mandatory elements and to solicit and encourage public participation. In addition, the City conducted a Housing Survey to get input from the community. There are four major components of the Housing Element:

- ❖ **Housing Needs Assessment**
- ❖ **Evaluation of Constraints to Housing**
- ❖ **Identification of Potential Housing Sites**
- ❖ **Program Strategy to Address Needs**

The Department of Housing and Community Development (HCD) provided funding to help complete the Housing Element. PlaceWorks was retained by HCD to complete the Housing

Element for the City. A copy of the Housing Element is included as **Attachment 2** and was previously provided to your Commission.

HCD has reviewed and approved the Draft Housing Element. A copy of HCD's approval letter is included as **Attachment 3**. As noted in HCD's letter this cycle's Housing Element is subject to a four-year revision because the City did not meet the statutory timeframe deadlines of adopting two consecutive updates. Therefore, the City is obligated to update this Housing Element before August 31, 2023.

The Planning Commission reviewed and approved the Housing Element at their meeting of October 13th. The Commission discussed the City's Regional Housing Needs Allocation (RHNA) requirement for the capacity of 82 housing units during the planning period. As part of RHNA, the California Department of Housing and Community Development, or HCD, determines the total number of new homes the City needs to provide for—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels.

Table 28 on page 53 of the Housing Element identifies the City of Rio Dell's RHNA to the site inventory capacity. Based on the River Bluff Cottages, and the current sites capacity, the City has a surplus of 61 units available to lower-income households (including extremely low-, very low-, and low-), 25 units available to moderate-income households. The River Bluff Cottages provided 25 of the 32 units identified for the extremely low-, very low-, and low housing needs. The City's biggest need at this time is for 13 moderate and 36 above moderate-income houses.

The Planning Commission also discussed the Community Development Block Grant's (CDBG) First Time Homebuyer Program and the possibility of offering the program to City residents. That program is identified in the Action Plan and requires the City to look into CDBG's program and hopefully offer it to City residents. Essentially, under the program the City will loan a qualified (low to moderate income) first time home buyer gap financing funded with CDBG money to help a person qualify for home purchase. The loan is in the second position and is deferred for the life of the first loan or until the home owner sells the house.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the Caltrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

CEQA

The City prepared a Negative Declaration of environmental impact and circulated it through the State Clearinghouse (#2019069048) of the Office of Planning and Research. The review period was from June 12, 2019 through July 10, 2019. A copy is included as **Attachment 4**. Only one

comment was made from the Native American Heritage Commission (NAHC) reminding staff to refer the document directly to the local Wiyot Tribal Preservation Officer. The document was referred and no comments were received.

Attachment 1: Resolution No. 1467-2020 approving the Housing Element subject to Certification by Department of Housing and Community Development.

Attachment 2: 2019-2027 Housing Element.

Attachment 3: A copy of HCD's approval letter.

Attachment 4: CEQA Negative Declaration of Environmental Impact.

RESOLUTION NO. 1467-2020



**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO DELL
APPROVING AND ADOPTING THE 2019-2027 HOUSING ELEMENT AND
FORWARDING IT TO THE DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR CERTIFICATION.**

WHEREAS since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state).; and

WHEREAS California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development; and

WHEREAS housing policy in California rests largely on the effective implementation of local general plans and, in particular, local housing elements; and

WHEREAS the proposed Housing Element represents a revision of the Housing Element of the General Plan, adopted in 2011; and

WHEREAS this Housing Element revision is being prepared to meet State legislative provision as described in Section 65588 of the Government Code and to address issues required by a substantial number of new and amended Government Code provisions passed since the adoption of the former Housing Element; and

WHEREAS the Planning Commission held Workshops in March, May and August of last year to discuss the mandatory elements and to solicit and encourage public participation; and

WHEREAS the Department of Housing and Community Development (HCD) has reviewed and approved the Draft Housing Element; and

WHEREAS the City prepared a Negative Declaration of environmental impact and circulated it through the State Clearinghouse (#2019069048) of the Office of Planning and Research; and

WHEREAS only one comment was made from the Native American Heritage Commission (NAHC) reminding staff to refer the document directly to the local Wiyot Tribal Preservation Officer. The document was referred and no comments were received.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rio Dell that:

Section 1 Findings and Determinations

1. the City Council finds the above recitals to be true and correct and part of the public record; and
2. The City Council finds that the Draft Housing Element is consistent with the General Plan and that said adoption of the Draft Housing Element constitutes the first amendment of the City of Rio Dell's General Plan in calendar year 2020 and is hereby adopted pursuant to Government Code 65580 *et seq.*; and
3. The City Council finds that the Initial Study has determined that there will be no significant environmental impacts that will result from the adoption of the Draft Housing Element; and
4. The City Council finds, based upon the whole record, there is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the City's independent judgement and analysis, and the Negative Declaration is adopted; and
5. The City Council finds that after the required review by the State Department of Housing and Community Development (HCD) the HCD has transmitted a letter to the City dated October 7, 2020 indicating that upon adoption of the Draft Housing Element and submittal back to HCD that the adopted Housing Element will comply with State Housing Element law (Government Code Section 65585(g)).

Section 2 Filing with HCD

The City of Rio Dell's Community Development Department is directed upon adoption, to transmit the adopted Housing Element to the California Department of Housing and Community Development (HCD).

Section 3 Effective Date

This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the forgoing Resolution was PASSED and ADOPTED at a regular meeting of the City Council of the City of Rio Dell on November 3, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Garnes, Mayor

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. 1467-2020 adopted by the City Council of the City of Rio Dell on November 3, 2020.

Karen Dunham, City Clerk, City of Rio Dell

CITY OF RIO DELL

2019-2027 HOUSING ELEMENT



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INTRODUCTION

The Housing Element identifies existing and projected housing needs and establishes goals, policies, standards, and implementation measures for the preservation, improvement, and development of housing in the City of Rio Dell (City). It meets detailed requirements of state Housing Element law, including requirements for a residential land inventory sufficient to meet the City's share of the state-prescribed regional housing need. The Housing Element is the component of the City's General Plan that provides an eight-year vision for housing.

The California housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. This document presents an effective housing element that discusses the necessary conditions for preserving and producing an adequate supply of affordable housing. Among other things, the housing element provides an inventory of land adequately zoned or planned to be zoned for housing, certainty in permit processing procedures, and a commitment to assist in housing development through regulatory concessions and incentives.

The California state legislature has identified the attainment of a decent home and suitable living environment for every resident as the state's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's housing element.

The primary purpose of a housing element is to:

- Preserve and improve housing and neighborhoods,
- Provide adequate housing sites,
- Assist in the provision of affordable housing,
- Remove governmental constraints to housing investment, and
- Promote fair and equal housing opportunities.

This Housing Element consists of the following sections:

1. Housing Goals, Policies, and Programs
2. Review of the Previous Housing Element Programs
3. Housing Needs Assessment
4. Housing Resources
5. Housing Constraints
6. Quantified Objectives

DATA SOURCES

In preparing the Housing Element, various sources of information were used. The City relied on the United States (US) Census, American Community Survey (ACS), California Department of Finance, and other local sources as available.

The US Census, which is completed every 10 years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment herein reflects the 2012 to 2016 (data provided from the California Department of Housing and Community Development [HCD]) and 2014 to 2018 ACS data. It also incorporates 2012 to 2016 Comprehensive Housing Affordability Strategy (CHAS) from the US Department of Housing and Urban Development (HUD), which is based on data from ACS.

The California Department of Finance is another source of valuable data and is more current than the Census. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

PUBLIC PARTICIPATION

HCD requires that local governments make a diligent effort to achieve public participation from all economic segments of the community.

Throughout the Housing Element update process, the City made diligent efforts to reach all segments of the community. Public input on housing needs and strategies is critical to developing appropriate and effective City housing programs. The City elicited public participation through a public workshop about the housing element process, by performing a public survey, and by engaging community leaders through phone consultations.

The City hosted a public workshop to discuss the Housing Element process on August 27, 2019. At the workshop, staff also discussed recent updates to state housing law and reviewed existing and suggested housing policies.

Additionally, the City sent a survey to 1,300 households across Rio Dell in both April 2018 and March 2019. The survey received 58 responses, primarily from residents in the City. Three quarters of respondents were homeowners, and almost half were in two-person households. Respondents expressed significant concern about deferred maintenance and code violations across the City. The priority that was considered “very important” by most respondents (70 percent) was encouraging the rehabilitation of existing housing stock. Energy conservation and securing homeownership for at-risk homeowners were also identified as important priorities, with approximately 93 percent of respondents either rating these as “very important” or “somewhat important.”

In an effort to engage stakeholders in the process, the City’s consultant reached out to several organizations seeking input. The following individuals, organizations, and agencies provided feedback for the City on housing in Rio Dell:

- Fortuna Adventist Community Services on July 29, 2020
- Fortuna Senior Center on July 30, 2020
- Humboldt County Department of Health and Human Services on July 30, 2020
- Rio Dell-Scotia Chamber of Commerce on August 4, 2020
- Rio Dell Community Resource Center on August 4, 2020
- Housing Authority of Humboldt County on August 4, 2020
- Redwood Community Action Agency on August 7, 2020
- Eureka Housing Authority on August 10, 2020
- Pacific Coast Rentals & Realty on August 26, 2020

During these consultations, stakeholders reported that many low-income individuals in the City of Rio Dell have stable housing and there is an adequate supply of affordable housing. However, they noted that much of this housing is in dire need of rehabilitation and there is not sufficient variety in the type of housing, so while there are enough existing housing units, they do not necessarily meet demand. Additionally, low turnover in what existing rentals there are makes it challenging for new households to find available housing that meets their needs.

One of the most frequent concerns related to housing that stakeholders discussed was the lack of connectivity to services, especially for homeless, seniors, and disabled individuals, due to poor transportation infrastructure. Limitations on basic services, such as affordability and clean water were another frequently expressed concern. The individuals interviewed also discussed the need for rehabilitation and poor management of rental housing resulting in further neglect of the housing stock. Most stakeholders did not believe that fair-housing discrimination was an issue in Rio Dell, although one expressed concern with management of many rental housing units favoring individuals they knew personally. Investment in new housing, at all income levels and a variety of types, may address this concern. Additionally, several organizations reported a lack of senior and farmworker housing in Rio Dell.

While the physical condition of the housing stock presents a financial challenge, many stakeholders expressed many areas of opportunities for the future of housing in Rio Dell. They expressed that the land value in Rio Dell is lower than in surrounding areas, making housing development more feasible at all income levels. Additionally, they identified areas prime for further development, such as the Upper Eagle Prairie area, and expressed a need for a variety of housing types at both lower-income and upper-income limits. The City is not short on affordable housing and instead could benefit from the development of moderate to above moderate-income housing to create a wider range in available housing options. Three stakeholders also discussed the opportunities that could be presented by allowing accessory dwelling units (ADUs) and tiny homes on single- and multifamily lots.

The City of Rio Dell is uniquely placed such that its housing stock overall may benefit from the development of upper-income housing options to introduce more opportunities for public infrastructure investment and rehabilitation of existing structures. Inclusion of supportive housing for seniors and homeless or disabled individuals and allowing property owners to construct additional units on their properties would increase the variety of housing types and accessibility to housing for all residents.

PUBLIC HEARINGS

A public hearing was held on [PENDING] with the Planning Commission to recommend adoption of the Housing Element. A public hearing was held with the City Council on [PENDING] where the Housing Element was adopted.

GENERAL PLAN CONSISTENCY

The Housing Element is a component of the General Plan, which provides guiding policy for all growth and development within the community. The General Plan consists of eight chapters (referred to as elements) that address state-mandated planning: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice.

State law requires consistency among chapters of the General Plan, stating that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” As such, goals and policies in the Housing Element should be interpreted and implemented consistent with the goals and policies of the rest of the General Plan. The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the city.

This Housing Element update is consistent with the General Plan because it relies on compatible data, programs, and policies, as well as the land use designations that are identified in the Land Use Element. The goals, objectives, and policies of the Housing Element have been reviewed for consistency with the goals, objectives, and policies of the 2015 Rio Dell General Plan.

The City will continue to ensure consistency between the Housing Element and other General Plan elements so that policies introduced in one element are consistent with other elements. At this time, the Housing Element does not propose significant changes to any other element of the General Plan. However, if over time it becomes apparent that changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

Per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Health & Safety and Parks, Recreation, & Open Space Elements of the General Plan to include analysis and policies regarding flood hazard and management information.

HOUSING GOALS, POLICIES, AND PROGRAMS

This section describes the City's housing goals, policies, and programs for the planning period 2019 through 2027. The City has identified several goals related to housing addressing the issues of housing production, rehabilitation, equal opportunity to housing, infrastructure needs, energy conservation, and information needs. The related policies have been developed as ways to achieve City housing goals. Goals, policies, and associated programs are consistent with the General Plan; consistency will be monitored on a project-by-project basis.

GOALS AND POLICIES

GOAL A: A variety of housing types to meet the needs of all economic segments of the community, including those with special housing requirements.

POLICIES:

- A-1. Encourage the development of available vacant and under-utilized residential and mixed-use parcels served by sewer and water for a range of housing types and densities consistent with the General Plan.
- A-2. Monitor market trends for residential land/housing and consider, where appropriate, changes in the City General Plan Land Use Element and Zoning to ensure a balance in residential uses and densities.
- A-3. Allow development of manufactured homes and mobile home parks in residential zones throughout the community in accordance with the requirements of California Government Code Sections 65852.3 and 65852.7 and where consistent with local regulations.
- A-4. Allow development of secondary residential units on existing residentially developed lots in accordance with Government Code Section 65852.2 requirements and where consistent with local regulations.
- A-5. Encourage a density bonus for developments containing at least 10 percent of the units set aside for lower-income households, or at least 5 percent of the units for extremely low, very low-income households, or 50 percent of the units for qualifying residents (i.e., seniors), as provided in Government Code Section 65915 and where consistent with local regulations. Allow additional concessions/incentives with increased affordable units (Government Code Section 65915) and where necessary to maintain economic feasibility of the lower-income units.
- A-6. This policy has been removed.
- A-7. Use state and federal Funding Assistance to the extent this assistance exists and are needed to develop affordable housing in Rio Dell.
- A-8. Pursue those housing finance programs that do not require Article 34 Referendum.
- A-9. Provide capacity for City staff to respond to, and apply for, federal and state loans and grants.

- A-10. Partner with local non-profit housing sponsors to make maximum use of Federal and State Programs for new housing construction and rehabilitation. The non-profit corporation is not intended to compete with the City or other current programs, but to complement these efforts.
- A-11. Assist developers in taking full advantage of state and federally funded programs, when feasible.
- A-12. Encourage mixed-use of commercial/residential development in the appropriate zones.
- A-13. Minimize housing construction in areas subject to hazards, such as flooding or geologic instability.
- A-14. Promote access in new housing development for persons with disabilities.
- A-15. Encourage rental housing developments to include a mixture of unit sizes and bedrooms, including a percentage of three-bedroom units to help accommodate larger households, where feasible.
- A-16. Promote multifamily housing that is in keeping with community design guidelines and that provides a sense of connection to the neighborhood.
- A-17. Preserve assisted housing reserved for lower-income households including assisted multifamily housing units at risk of being converted to market rate housing.
- A-18. Assist in affordable housing development that serves extremely low-, very low-, low-, and moderate-income households through financial and/or technical assistance.
- A-19. Support streamlining the permitting process for housing that serves extremely low, very low, low, and special needs populations.

GOAL B: To encourage the maintenance and continued improvement of the existing housing stock.

POLICIES:

- B-1. Encourage rehabilitation of private housing by discouraging demolition and encouraging rehabilitation through tax incentives.
- B-2. Make maximum use of federal and state funding program to continue the City's current rehabilitation program for lower-income households.
- B-3. Require that minimum health and safety standards are maintained for housing in the City.
- B-4. Ensure that City code enforcement efforts are included in federal and state rehabilitation programs.
- B-5. Require abatement of unsafe structures after providing property owners reasonable opportunity to correct deficiencies.
- B-6. Encourage the use of rehabilitation program funds and grants to remove architectural barriers to housing for persons with disabilities as part of rehabilitation projects.

GOAL C: To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, marital status, familial status, national origin, ancestry, sexual orientation, or disability.

POLICIES:

- C-1. Support equal access to housing and promote the enforcement activities of the State Fair Employment and Housing Commission.
- C-2. Give special consideration in housing programs to the needs of special groups, including the disabled, large households, the elderly, households with low incomes, single-parent households, and the homeless.
- C-3. Maintain fair-housing complaint forms and information in both English and Spanish.
- C-4. Exempt the construction of ramps for disabled persons from zoning setback provisions where it is the only feasible design and provides a "reasonable accommodation" consistent with the Americans with Disabilities Act.

GOAL D: To assure the provision of adequate infrastructure and services to existing and planned housing throughout the community.

POLICIES:

- D-1. Seek federal and state funding to assist City efforts to remove constraints to housing related to inadequate infrastructure, including water, sewer, roads, and drainage facilities.
- D-2. Work with neighborhoods to identify and prioritize necessary upgrades to existing public facilities and infrastructure, and to obtain support for appropriate financing mechanisms.

GOAL E: To encourage energy efficiency in all new and existing housing and reduce greenhouse gas emissions.

POLICIES:

- E-1. Promote the use of energy conservation features in the design of all new residential structures, and those existing structures undergoing remodeling, room additions, and/or extensive renovation.
- E-2. Promote the use of weatherization programs for existing residential units.
- E-3. Ensure that the City's Housing Element policies are in compliance with Senate Bill (SB) 375.
- E-4. Maintain and distribute current information about building insulation, energy-efficient appliances, lighting and heating; other conservation measures and materials; and home power alternatives, where consistent with local regulations.

GOAL F: To ensure that the City has accurate and current information on the housing stock and housing needs.

POLICIES:

F-1. Maintain the geographic information system (GIS) database for parcels within the City to provide an accurate inventory of the City's roads, utilities, and vacant land.

F-2. Require any future development projects that alter (add or reduce) housing supply to provide GIS data to update the City's GIS database.

PROGRAMS

(A-1) MIXED-USE DEVELOPMENT

The City will develop incentives to encourage the development of a mix of commercial and residential uses in the Town Center, Neighborhood Center and Community Commercial zones.

1. Research best practices regarding incentives to encourage mixed use developments. Incentives may include streamlining the permitting processes and/or fee waivers for mixed use developments.
2. Identify barriers to providing mixed- use developments in the City and work to eliminate the barriers.
3. Provide information and incentives to the private development community that encourages a mix of commercial and residential uses in appropriate zones.

Responsible Agency: City Staff or Consultant

Implementation Date: Research best practices and identify possible barriers by June 2021, annually reach out to developers

Funding Source: City Council Budget

(A-2) SB 35 APPLICATION PROCEDURE

The City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Responsible Agency: City Staff or Consultant

Implementation Date: Develop a SB 35 streamlining approval process by January 2022, annually review.

Funding Source: General Fund

(A-3) SAFETY ELEMENT REVIEW

The City will review the City's Safety Element and ensure compliance with State law as described in Section 65302(g) of the California Government Code. This will include new requirements established by Senate Bill 379 and 1035 related to climate change, SB 99 related to evacuation routes, and others as appropriate.

Responsibility: City Staff or Consultant

Time Frame: Review by March 2021, revise as necessary by July 2021.

Funding Source: General Fund

(A-4) PERMIT STREAMLINING AND PRIORITY PROCESSING

Continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase housing production in the city. In addition, continue to give priority to affordable housing projects.

Responsible Agency: City Staff

Funding Source: General Fund

Implementation Date: Ongoing, as affordable projects are processed through the Community Development Department.

(B-1) HOUSING REHABILITATION

The City shall continue to apply for federal and state funds to fund the City’s housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.

Responsible Agency: City staff

Implementation Date: Annually apply for funding as Notices of Funding Available (NOFAs) are released.

Funding Source: CDBG

Quantified Objective: The City will provide eight home rehabilitation loans over the planning period.

(B-2) ZONING AMENDMENTS

Amend the Zoning Ordinance to address the following:

- **Single Room Occupancy Units (SROs).** Define and allow with a use permit in the Town Center (TC) zoning district. In addition, prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of housing types affordable to extremely low-income households, such as SROs, multifamily units, and supportive housing.
- **Transitional and Supportive Housing.** Define supportive housing. Permit transitional and supportive housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. In addition, supportive housing will be allowed as a permitted use, without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses consistent with AB 2162.

- **Emergency Shelters.** To ensure sufficient capacity the City will amend the Zoning Ordinance to allow a portion of the school property that the City leases (APN 052-233-008) to permit an emergency shelter without discretionary review, or allow emergency shelters in the Town Center zoning designation without discretionary review.
- **Low Barrier Navigation Centers.** Define and allow low barrier navigation centers for the homeless per Government Code 65660-65668.
- **Residential Care Homes.** Amend the Zoning Ordinance to define and allow for residential care homes with six or fewer persons by right in all residential zones subject only to the same restrictions in that zone.
- **Definition of Family.** Update the definition of family to state the following. Family -- “one or more persons living together in a dwelling unit.”
- **Employee Housing.** Comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- **Density Bonus.** Comply with state density bonus law (Government Code Section 65915, as revised). Promote the density bonus through informational brochures which will be displayed at the City’s Community Development Division
- **Reasonable Accommodation.** Develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City’s website.

Responsible Agency: City Council, City Staff or Consultant

Time Frame: Amend the Zoning Ordinance by January 2022. Ongoing, as projects are processed through the Community Development Department. Amend the Zoning Ordinance within one year from adoption.

Funding Source: City of Rio Dell

(B-3) WATER & SEWER FACILITIES

Pursue federal and state funding for infrastructure improvements, primarily water and sewer lines and facilities, which currently act as constraints to the production of housing. The City will develop plans for the Rio Dell Water Infrastructure Improvement Project.

Responsible Agency: City staff or Consultant

Implementation Date: Ongoing, Develop Rio Dell Water Infrastructure Improvement Project by June 2021.

Funding Source: General Fund

(B-4) HOMELESS ASSISTANCE

Establish local capacity to inform the community of services available to assist persons without shelter, increase the community's capacity as liaison to persons and families in need, and maintain and update information in available services for the homeless. The City will annually update its list of agencies and services provided to homeless and indigent persons in Rio Dell and Humboldt County and make the list available to non-profit groups and churches for distribution to the public.

The City will also request that the County Homeless Task Force make a presentation to the City Council regarding the homeless issue in the County, Multiple Assistance Center (MAC) services and other resources/information that can be made available to the community.

Responsible Agency: City staff or Consultant

Implementation Date: Annually update and distribute list of service providers.

Funding Source: City Council Budget, CDBG

(B-5) ASSISTANCE FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

Work with the Redwood Coast Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the City's website.

Responsible Agency: City staff

Implementation Date: Develop an outreach program within two years of adopting the Housing Element to assist persons with development disabilities.

Funding Sources: General Fund

(B-6) FIRST TIME HOME BUYER PROGRAM

The City will develop a First-Time Homebuyer (FTHB) program and, through the availability of HOME funds, will provide financial assistance through loans and/or grants to help buyers with down payments, closing costs, mortgage insurance premiums, and/or with a silent second trust deed. Through the FTHB program, the City will assist low-income households (80 percent or less than the county median).

Responsible Agency: City staff

Implementation Date: Develop a program by December 2021, ongoing through 2027, as funding is available.

Funding Sources: HOME funds

Objective: Assist five households during the 2019–2027 planning period.

(C-1) AFFIRMATIVELY FURTHER FAIR HOUSING

The City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Specific actions will include:

- Refer interested persons to the California Fair Housing and Employment Council.
- Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.
- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City’s website. City Council meetings will include a fair housing presentation at least once per year
- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- Ensure environmental hazards are not disproportionately concentrated in low-income communities of color.
- Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary.
- Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.

Responsible Agency: City staff

Implementation Date: Create Plan by January 2022 and implement on an ongoing basis.

Funding Source: City of Rio Dell

(C-2) ENERGY CONSERVATION AND WEATHERIZATION

The City will promote residential energy efficiency through the following programs.

Free Weatherization Program – Provides weatherization services and assistance to low- to moderate-income households through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.

Energy Demonstration Center – Through the Energy and Environmental Services Division of the RCAA, this center provides energy efficiency retrofits, home improvement, utility and energy assistance, client education and advocacy, and other services to people in need in Humboldt County.

Utility Payment Assistance Program – Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.

Responsible Agency: City staff

Implementation Date: Ongoing

Funding Source: City staff

(D-1) MAINTAIN AN INVENTORY OF AFFORDABLE HOUSING SITES

The City will aid developers looking to develop affordable housing by continuing to maintain an inventory of available sites within the City and by identifying potential sites that are prime for affordable housing development. The City will continue to allow lot consolidation as a ministerial process, and when financially feasible, the City will waive any fees for consolidating small parcels. The City will also provide information and technical assistance on federal and state funding sources or referrals to appropriate agencies.

Additionally, per AB 1397 - the City will rezone the sites identified in the inventory previously identified in the 4th and 5th cycle housing element, to allow developments by-right pursuant to Government Code section 65583.2(i). This applies when 20 percent or more of the units are affordable to lower-income households. (See Table 29).

Responsible Agency: City staff or Consultant

Implementation Date: Ongoing; review and update the sites inventory on an annual basis. Provide lot consolidation assistance as projects are processed through the Community Development Department. Rezone sites to allow residential use by- right within 3 years from adoption of this Housing Element.

Funding Source: City of Rio Dell

(D-2) HOUSING CONDITIONS AND HOUSEHOLD INCOME

As resources allow, the City will complete a housing condition survey to monitor the condition of the housing stock and a Household income survey to maintain eligible for funding

Responsible Agency: City staff or Consultant

Implementation Date: As resources are available, June 2022

Funding Source: City Council Budget, CDBG

(D-3) PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE UNITS

To ensure that assisted affordable housing remains affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.

Responsible Agency: City staff or Consultant

Implementation Date: Ongoing, as projects approach expiration

Funding Source: City Council Budget

REVIEW OF PREVIOUS PROGRAMS

The programs identified during the previous Housing Element have guided the City to align its code with recent elements to state housing law and to encourage the development of different types of housing. The City has continuously operated programs to inform developers and members of the public about housing opportunities and programs available.

Program	Implementation Plan	Implementation Status	Program Action
<p>(A-1) Density Bonus</p> <p>Guided by State law, establish procedures that allow the City to respond to density bonus requests. The procedures should include criteria that outline affordable to market unit ratios, written documentation, evaluations for project financial information, processing timeframes, additional incentives for consideration, and a method to sustain unit affordability.</p> <p>Policy: A-5</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: June 2011</p> <p>Funding Source: City Council Budget</p>	<p>1. Review current State law and review ordinances adopted by other jurisdictions.</p> <p>2. Ordinance considerations:</p> <p>(a) Evaluate whether density bonuses or a mix of density bonuses and other concessions and/or incentives should be used.</p> <p>(b) Determine if the ordinance should provide for a transfer of development bonus credits to off-site areas proposed for development; identify areas, if appropriate.</p> <p>(c) Determine the acceptable form of the affordability agreement, payback arrangement for early cancellation, and/or conversion of designated "lower-income" units, and methods of monitoring compliance.</p> <p>(d) Determine aspects of the development that should be given consideration for an increase in density bonus percentage or additional incentives, such as accommodations for disabled persons, lower-income households, inclusion of three-bedroom, larger units in the</p>	<p>The Density Bonus Ordinance was completed and codified in Section 17.30.090 of the Rio Dell Municipal Code in 2014 with Ordinance No. 318-2014.</p>	<p>Remove, completed.</p>

Program	Implementation Plan	Implementation Status	Program Action
	<p>development mix, usable open space and/or recreational areas, and daycare facilities.</p> <p>3. Include changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p>		
<p>(A-2) Mixed-Use Development</p> <p>Develop incentives to encourage the development of a mix of commercial and residential uses in the Town Center, Neighborhood Center and Community Commercial zones.</p> <p>Policy: A-12</p> <p>Responsible Agency: City Staff or Consultant</p> <p>Implementation Date: June 2010 (research), ongoing</p> <p>Funding Source: City Council Budget</p>	<p>1. Research best practices regarding incentives to encourage mixed-use developments. Incentives may include streamlining the permitting processes and/or fee waivers for mixed-use developments.</p> <p>2. Understand the barriers to providing mixed-use developments in the City and work to eliminate the barriers.</p> <p>3. Provide information and incentives to the private development community that encourages a mix of commercial and residential uses in appropriate zones.</p> <p>4. Include appropriate changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p>	<p>The Town Center (TC) zone was amended in 2012 with Ordinance No. 297-2012. The zone now allows apartments on upper floors as a principally permitted use and permits live-work units where residential activities are located at the back of buildings and do not occupy more than 40% of the gross floor area.</p> <p>The Community Commercial (CC) and the Neighborhood Center (NC) zones were amended in 2018 with Ordinance No. 370-2018. These zones now allow apartments on upper floors as principally permitted uses.</p>	Continue.
<p>(A-3) Multifamily Design Guidelines</p> <p>Revise City zoning ordinance to provide design guidelines for new multifamily</p>	<p>1. Research and identify standards that encourage compatibility with community character, including such features as</p>	<p>The guidelines were completed and codified in Section 17.25.050 in 2013</p>	Remove, completed.

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Program	Implementation Plan	Implementation Status	Program Action
<p>residential development that ensure compatibility with community character and provide a sense of connection to the neighborhood.</p> <p>Policy: A-16</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: June 2010 (Research and develop draft guidelines); December 2010 (adopt as part of Land Use Code update)</p> <p>Funding Source: City Council Budget</p>	<p>entrances that face onto fronting streets, usable open space, and architectural styles that generate visual interest and sense of place. The Design Guidelines shall be consistent with the standards for attached dwelling units set forth in Section 1.5 (Page 1.9) of the Rio Dell General Plan, 2015.</p> <p>2. As part of the Zoning Ordinance update, develop guidelines for new multifamily residential development.</p> <p>3. Include changes in Zoning Ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council.</p>	<p>with Ordinance No. 309-2013.</p>	
<p>(A-4) Architectural Barriers to Disability Access</p> <p>Revise City zoning ordinance to allow the construction of ramps and other reasonable accommodations (e.g., wheel chair lift), consistent with the Americans with Disabilities Act, necessary to permit full housing access to persons with mobility limitation consistent with "reasonable accommodation" under the Fair Employment and Housing Act.</p> <p>Policies: A-14, C-4</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: September 2010 (Research and develop exception language); June 2011 (adopt as part of Land Use Code update)</p>	<p>1. Research and identify standards that may limit removal of architectural barriers to access to housing by disabled persons (e.g., setback requirements that limit the location of ramps within yards).</p> <p>2. As part of the zoning ordinance update, develop an exception for ramps and other facilities (e.g., lifts) that are necessary to provide access but conflict with zoning development standards.</p> <p>3. Include changes in comprehensive zoning ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council.</p>	<p>This revision was completed and codified in Section 17.30.340. The code now allows front yard averaging for setback requirements. Ramps less than 30 inches above grade do not require building permits.</p>	<p>Modify. Combine with new program B-2.</p>

Program	Implementation Plan	Implementation Status	Program Action
<p>Funding Source: City Council Budget</p> <p>(A-5) Equal Access to Housing Amend the City zoning ordinance to ensure that the definitions used do not prevent equal access to housing on the basis of age, familial status or disability consistent with the California Fair Employment and Housing Act (FEHA). Policy: C-1 Responsible Agency: City staff or Consultant Implementation Date: March 2010 (Research ordinance definitions and suggest modified language); June 2010 (adopt as part of Land Use Code update) Funding Source: City Council Budget</p>	<p>1. Research and identify definitions, such as “family,” that may act to limit access to housing due to familial status, age, or disability.</p> <p>2. Develop modified definitions consistent with the California Fair Employment and Housing Act regarding equal access to housing.</p> <p>3. Include changes in comprehensive zoning ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council.</p>	<p>Staff believes the current definition does not limit access to housing due to familial status, age, or disability.</p> <p>The zoning regulations define “family” as “a person living alone, or two or more persons related by blood, marriage or adoption, or a group of not more than five unrelated persons living together as a single nonprofit housekeeping unit in a dwelling unit.”</p>	<p>Modify. Combine with new program B-2.</p>
<p>(A-6) Small Lot Development and Consolidation To increase the development potential of small, individual lots (typically less than one acre in size) under single ownership so that the maximum development potential allowed by zoning can be achieved. Policy Addressed: A-1 Responsible Agency: City Staff or Consultant Implementation Date: March 2011 (Research and develop language); December 2012 (Develop method to work with landowners) March 2011 by which to contact owners of identified parcels.</p>	<p>1. Research effective methods to develop small lots to their greatest potential (e.g., small lot consolidation, flexible development standards) by reviewing best practices adopted by other jurisdictions.</p> <p>2. Develop fiscal incentives (e.g., density bonuses for merged lots) and/or regulatory incentives (small lot ordinance) for small lot consolidation.</p> <p>3. Provide information and incentives to the private development community.</p> <p>4. Identify small lots appropriate for consolidation.</p>	<p>Action has not been implemented, as merging parcels, creating larger parcels that are zoned for single-family development, actually reduces housing opportunities in the City.</p>	<p>Modify. Combine with new program D-1.</p>

Program	Implementation Plan	Implementation Status	Program Action
Funding Source: City Council Budget	<p>5. Contact property owners of small adjacent will lots (e.g., lots identified in site inventory), zoned to accommodate multifamily housing, that are vacant and/or underutilized, to encourage the owners to merge suitable lots to increase the development potential for housing.</p> <p>6. City will meet with interested property owners to discuss the advantages of lot mergers and may offer incentives for owners to merge their lots.</p>		
<p>(B-1) Housing Rehabilitation</p> <p>Seek funding from federal and state sources to continue rehabilitation of the City's housing stock, to provide safe and decent housing for the community, meet the objectives for housing under the adopted Regional Housing Needs Plan</p> <p>Policy Addressed: A-11, B-1 and B-2</p> <p>Responsible Agency: City staff and Redwood Community Action Agency (RCAA)</p> <p>Implementation Date: January 1, 2010 (Pre-Application); April 1, 2010 (Application Submittal); On-going (Leveraging, Barrier Removal, First-Time Homebuyers Program)</p> <p>Funding Source: Community Development Block Grant (CDBG), Redwood Community Action Agency granting assistance</p>	<p>1. The City will continue to use loan repayments from closed-out CDBG programs to supplement the City's current CDBG Program and provide bridge financing for its housing rehabilitation program as grant funds are expended.</p> <p>2. The City will make application during the 2010 CDBG funding cycle for a grant to continue its City-wide housing rehabilitation loan program. The program should provide the flexibility to assist large households to increase the number of bedrooms where warranted.</p> <p>3. The City will contract with a qualified agency to perform the required housing condition survey and household income survey (if applicable) prior to the funding cycle and to prepare an application for submittal to HCD. If the application is not funded during the 2010 funding cycle, the City will revise its application to improve its</p>	<p>The City has received and will continue to seek federal and state funds for housing rehabilitation. As of 2019, the City has 27 outstanding CDBG loans for owner-occupied rehabilitation and has about \$140,000 available for owner-occupied loans. However, a number of recent inquiries were not eligible due to loan to value ratios.</p> <p>The City needs to update its Income Survey to be eligible for additional funding; the City intends to perform the survey following the release of</p>	Continue.

Program	Implementation Plan	Implementation Status	Program Action
	<p>competitiveness and will reapply during each successive funding cycle until funds are awarded.</p> <p>4. The City will work with the Redwood Community Action Agency (RCAA) to leverage housing rehabilitation program funds under the CHRP-O/CHRP-R and Department of Agriculture Rural Development residential loan programs administered by that agency.</p> <p>5. The City will ensure that the Housing Rehabilitation program guidelines include as an eligible activity the removal of barriers to access in housing serving lower-income households with disabilities.</p> <p>6. The City will encourage the rehabilitation of private housing by requiring demolition permits that include suitable waiting periods. Building more time into the demolition process will allow the City to assess alternatives to demolition and housing rehabilitation opportunities.</p> <p>7. The City will research and analyze best practices for private-sector home rehabilitation and provide developers with technical assistance and methods.</p> <p>8. Include any changes in zoning ordinance revision to ensure consistency with the General Plan and to be considered and adopted by the Planning Commission and City Council.</p> <p>9. Set aside funds specifically for low-, very low-, and extremely low-income housing.</p>	data from the 2020 Census.	

Program	Implementation Plan	Implementation Status	Program Action
(B-2) Housing Affordability Encourage the acquisition of housing by lower income persons to achieve a greater balance of affordable owner- and renter-households. Policy Addressed: A-3 A-7, A-11 Responsible Agency: City Staff or Consultant Implementation Date: 2. March 2011, 5. May 2011, Ongoing Funding Source: City Council Budget, HOME	<p>Correspond with RCAA on appropriate way to secure and allocate funding.</p> <ol style="list-style-type: none"> 1. Research and analyze governmental and non-governmental constraints to providing affordable housing to City residents. 2. Revise City Zoning Ordinance to comply with state law provisions and provide a mechanism for establishing, preserving or redeveloping Single-Room Occupancy (SRO) units, including mobile home park in single-family residential zone subject to a use permit as required by Government Code (GC) Code Sections 65852.3 and 65852.7 3. Research how to support the conversion and use of motels, and hotels for SRO and FRO units. 4. Prioritize funding and regulatory concessions to encourage the development of SROs and FROs, and other units affordable to low-income, such as supportive and multifamily housing. Implement incentive-based programs (e.g., fee reductions, fee waivers, flexible development standards, density bonuses, streamlining permit process, etc.) to encourage development of ELI housing. 5. Investigate the feasibility of providing a reduction in water and/or wastewater connection fees to low, very low, and ELI households including SRO and FRO units. 6. Identify measures that could be used to encourage redevelopment and upgrading 	<p>The city's only motel is sufficiently successful that its owner has not been interested in converting it to either SRO or FRO units.</p> <p>The City established a Residential Multifamily zone in 2014, which allows mobile home parks but has not yet amended the zoning code to allow mobile home parks in single-family zones.</p>	<p>Modify. Combine with new program B-2.</p>

Program	Implementation Plan	Implementation Status	Program Action
	<p>of existing parks while maintaining affordability.</p> <p>7. The City will continue to apply for grant assistance to improve and increase the supply of affordable housing through the HOME program to ELI, very low, and low households.</p> <p>8. The City will work with RCAA to monitor the success of evaluate the first-time homebuyer program and pursue modifications to the program guidelines, if necessary, to address the recent rise in home sale prices.</p> <p>9. Include any changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p>		
<p>(B-3) Water & Sewer Facilities</p> <p>Pursue federal and state funding for infrastructure improvements, primarily water and sewer lines and facilities, which currently act as constraints to the production of housing.</p> <p>Policy Addressed: D-1</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: Ongoing (Phase II, beginning in 2011, will construct the new wastewater treatment plant).</p> <p>Funding Source: General Fund, Rate Payers</p>	<p>1. The City will continue to investigate possible funding for correction of deficiencies in both the sewer and water systems through a combination of federal and state sources. Programs to be examined include, but are not limited to: State Water Resources Control Board's Revolving Loan Fund (Sewer); State Safe Drinking Water Bond Law (Water); US Department of Agriculture's Water and Sewer Loan, and Grant Program</p> <p>2. The City will request that the City Engineer prepare a report on the feasible alternatives and possible funding options.</p>	<p>The City completed significant improvements to its wastewater system in 2014, and a secondary water source (Metropolitan Wells) was completed in 2018. Water and sewer facilities are no longer a constraint for housing.</p>	<p>Continue</p>

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Program	Implementation Plan	Implementation Status	Program Action
	3. The City will authorize the City Engineer and/or staff to prepare a pre-application for possible loan and/or grant funding for correction of the most severe deficiencies identified.		
(B-4) Emergency Shelter Locations and Standards Pursuant to SB 2, the City will amend the zoning code to allow emergency shelters as a permitted use without discretionary review in the Town Center (TC) zone. Emergency shelters shall only be subject to development management standards that apply to residential or commercial in the same zone. The City's existing and proposed permit procedures, development and management standards are objective and facilitate shelter development. Policy Addressed: A-18, C-1 Responsible Agency: City staff or Consultant Implementation Date: December 2011 Funding Source: City of Rio Dell	<ol style="list-style-type: none"> 1. Draft a zoning ordinance text amendment identifying emergency shelters as a permitted use in TC zone 2. Place text amendment on file at City 3. Conduct applicable CEQA review and send for department referrals 4. Schedule and conduct Planning Commission review for recommendation to City Council 5. City Council to conduct first and second readings of ordinance 6. Adopt setting development and managerial standards for emergency shelters consistent with GC 65583(a)(4), including maximum number of beds, parking, size and location of shelter, length of stay, proximity to other shelters, and security 	<p>The City established a Residential Multifamily zone in 2014, Ordinance No. 321-2014, which allows emergency shelters, transitional housing, and supportive housing as principally permitted uses.</p> <p>A 26-unit supportive housing project is scheduled to be constructed in the near future.</p>	Modify. Combine with new program B-2.
(C-I) Secondary Dwelling Units Objective: Allow creation of secondary residential units in residential zones as a use by right (consistent with provisions of AB 1688 GC Section 65852.2), by amending the zoning ordinance to reflect changes in State law including raising the unit size limitation and excluding second units from certain	<ol style="list-style-type: none"> 1. The City will evaluate whether it needs to establish unit size requirements different from the state law. 2. The City will consider if areas of the City should be excluded from allowing second units "by right" until road or other infrastructure amenities are provided. 3. Include appropriate changes in zoning ordinance revision to ensure 	<p>Second units are allowed as principally permitted uses, size limits were increased, mobile homes are allowed as Secondary Dwelling Units, and owners no longer have to reside on the parcel (Ordinance No. 281-2012).</p>	Remove. Completed.

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Program	Implementation Plan	Implementation Status	Program Action
<p>residential areas based on road or utility service limitations.</p> <p>Policy Addressed: A-4</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: By January 2011 or earlier, if adopted as part of the General Plan updates implementation.</p> <p>Funding Source: City Council Budget</p>	<p>consistency with the General Plan and to be considered and adopted by the Planning Commission and City Council.</p>		
<p>(C-2) Fair Housing</p> <p>Objective: Promote equal housing access by distributing information in both English and Spanish on State Fair Employment and Housing Commission Enforcement Program, providing referrals, providing complaint forms and enforcing non-compliance penalties.</p> <p>Policy Addressed: C-1, C-2, C-3, C-4</p> <p>Responsible Agency: City staff and Redwood Community Action Agency</p> <p>Implementation Date: Ongoing (posting of Fair Housing Notice); Ongoing (distribution of Fair Housing information and loan packages: Ongoing (providing referrals and complaint forms)</p> <p>Funding Source: General Fund</p>	<p>1. The City will continue to distribute Fair Housing information with all housing rehabilitation loan and first-time homebuyer application packages.</p> <p>2. The City will post a notice identifying the City Manager as the City's "Fair Housing Enforcement Officer" and providing a contact telephone number and address for housing discrimination complaints.</p> <p>3. The City will work with the affordable housing providers and managers and other social service and non-profit tenant and landlord rights advocacy groups to inform the public of their responsibilities and rights under the law.</p> <p>4. The City will maintain state complaint forms in English and Spanish.</p> <p>5. The City will disseminate Fair Housing information to the Rio Dell Public Library and the Rio Dell-Scotia Chamber of Commerce in addition to posting of Fair Housing notices at Rio Dell City Hall. The City will work with local agencies, including the Humboldt Transit</p>	<p>Partially completed. The City has prepared Renter's Rights, complaint forms, and Fair Lending Notices in Spanish. The City will provide copies to the Rio Dell - Scotia Chamber of Commerce, the Rio Dell Library, and the Humboldt Transit Authority (HTA).</p>	<p>Modify/Continue</p>

Program	Implementation Plan	Implementation Status	Program Action
	Authority (HTA), to include Fair Housing information in appropriate format within their facilities. Annually, the City will adopt a Fair Housing proclamation and provide copies to local news organizations.		
<p>(C-3) Energy Conservation and Weatherization</p> <p>Objective: Post and distribute information on currently available energy conservation and weatherization techniques to improve energy efficiency in existing housing and to encourage energy conservation in new housing.</p> <p>Policy Addressed: E-1, E-2, E-4</p> <p>Responsible Agency: City staff and Redwood Community Action Agency</p> <p>Implementation Date: Ongoing (annual update of referral listings for funding assistance); June 2011 (create local reference library).</p> <p>Funding Source: City Council Budget, Other grants</p>	<p>1. Research and analyze information on how to incorporate energy saving features and materials, and energy efficient systems and designs for residential development that either meet or exceed Title 24 energy efficiency standards for California.</p> <p>2. The City will research and analyze conservation incentives for the building industry and residents, including services offered by local organizations (e.g., Redwood Coast Energy Authority)</p> <p>3. The City will develop and annually update its referral listing of public and private grant/loan and assistance programs for weatherization.</p> <p>4. The City will work with the Rio Dell Branch of the Humboldt County Library to establish a reference section containing resource materials for home improvement energy conservation techniques and weatherization projects.</p>	<p>The City currently refers residents to the Redwood Community Action Agency (RCAA) and the Redwood Coast Energy Authority (RCEA) to seek assistance with weatherization, energy conservation and other programs for water-heating and heating assistance programs. The City also enforces Title 24 Energy compliance as required by the state.</p>	Continue
<p>(D-1) Housing Condition & Building Activity</p> <p>Objective: Monitor housing production consistent with the adopted Regional Housing Needs Allocation by tracking the inventory of vacant land available for development,</p>	<p>I. The Planning Department will annually update the City's Vacant Land Inventory and provide the City Council with a summary of annual building permit activity. The</p>	<p>The City does track housing starts, Building Permit activity, and vacant parcels. We receive updated Assessor information, including use</p>	Modify/Continue

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Program	Implementation Plan	Implementation Status	Program Action
<p>building permit activity and housing conditions</p> <p>Policy Addressed: A-1, A-2 and F-1</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: Ongoing (update of vacant land inventory); June 2012 (update of housing condition survey).</p> <p>Funding Source: City Council Budget, CDBG</p>	<p>summaries may be prepared on a calendar or fiscal year basis.</p> <p>2. The Planning Department, with the assistance of its Housing Rehabilitation Coordinator, will update the City's housing condition survey every 24 to 30 months, or more frequently if required for maintaining CDBG program eligibility.</p>	<p>codes, every July. The City has updated the Housing Condition Survey and mailed out twice since 2012. The response was extremely low.</p>	
<p>(D-2) Maintaining Densities consistent with Housing Affordability</p> <p>Objective: Annually review building development within the Urban Residential, Town Center, Community Commercial and Neighborhood Center land use designations to ensure that housing is made available in types and densities that do not exclude lower income households, and, if necessary, to recommend changes to foster housing affordable by all segments of the community.</p> <p>Policy Addressed: A-1 and A-2</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: Review annually</p> <p>Funding Source: City Council Budget</p>	<p>1. The City shall annually review building development within the Urban Residential, Town Center, Community Commercial, and Neighborhood Center land use designations to determine if new construction is occurring consistent with the plan "mid-point" density range. In the Town Center, a combination of commercial, civic uses, and higher-density residential use (i.e., apartments over commercial use) is encouraged over the development of a single-detached residence per lot.</p> <p>2. If the annual report shows that sites are not providing sufficient opportunities for housing affordable to lower-income and very low-income households, the City Council will review its Zoning Ordinance to consider other measures, including the adoption of incentives or regulatory mechanisms to encourage construction at the mid-point or higher-end of the density range. Such measures could include, but are not limited to: inclusionary zoning (i.e., requiring a percentage of units be affordable to lower</p>	<p>Two subdivisions have been approved since the last Housing Element was approved. The subdivisions that have occurred exceeded the referenced "mid-point density ranges." A 26-unit supportive housing project (The Center Street Cottages) is expected to break ground in the near future. This project exceeds the mid-point density of 7.5 units per acre.</p>	<p>Modify/Continue</p>

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Program	Implementation Plan	Implementation Status	Program Action
	<p>income households), exclusionary or “qualified” zoning (i.e., restricting building types on certain key lots, e.g., “townhouse” only), density bonuses (i.e., specifying development standards that may be modified to make units more affordable — reduced lot sizes), or plan development overlays (i.e., allow flexibility of design as trade-off for greater affordability).</p> <p>3. Include appropriate changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p>		
<p>(D-3) Preserving Units at Risk of Conversion to Market Rate Units</p> <p>Objective: Mitigate the potential loss of 71 “at-risk” units due to conversion to market rate units.</p> <p>Policy Addressed: A-17, A-19</p> <p>Responsible Agency: City Staff or Consultant</p> <p>Funding Source: Federal and State Assistance</p>	<p>1. Monitor owners of “at-risk” projects on an ongoing basis, at least every 12 months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.</p> <p>2. Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., HUD, State HCD, and California Tax Credit Allocation Committee [CTCAC]).</p> <p>3. Respond to any federal and/or state notices, including Notice of Intent to Pre-Pay, owner Plans of Action, or Opt-Out Notices filed on local projects. The City should receive these notices and quickly respond by contacting property owners.</p>	<p>The referenced 71 units include 49 (48 excluding Managers unit) low-income family units and 24 (23 excluding the Managers unit) low-income senior units. The 49-unit Rio Dell Apartments are still identified by the CTCAC as at-risk. This complex sold in 2013 to Micon Real Estate. The 24 senior units are not currently identified at-risk.</p>	<p>Modify/Continue</p>

Program	Implementation Plan	Implementation Status	Program Action
	<p>4. Maintain and annually update the list of qualified entities interested in participating in an Offer of Opportunity to Purchase Program as defined in GC Section 65838.11.</p> <p>5. Allocate and support potential sources of funds for mortgage refinancing, acquisition, and rehabilitation, including gap funding for nonprofit housing developers as intermediaries, and for rental subsidy assistance (HOME Program, CDBG, LIHTC, HCD Multifamily Housing Program, and CHFA).</p> <p>6. Reduce, waive, or subsidize local development fees associated with preservation or replacement of "at-risk" units.</p> <p>7. Provide ongoing preservation technical assistance and education to affected tenants and the community as a whole, on the need to preserve the existing affordable housing stock.</p>		
<p>(E-1) Updated List of Service Providers</p> <p>Objective: Establish local capacity to inform the community of services available to assist persons without shelter, increase the community's capacity as liaison to persons and families in need, and maintain and update information in available services for the homeless.</p> <p>Policy Addressed: C-3</p> <p>Responsible Agency: City staff or Consultant</p>	<p>1. The City will annually update its list of agencies and services provided to homeless and indigent persons in Rio Dell and Humboldt County.</p> <p>2. The City will make available this list to nonprofit groups and churches for distribution to the public.</p> <p>3. The City will request that a representative of the County Homeless Task Force make a presentation to the City Council regarding the homeless issue in the County, Multiple</p>	<p>The City refers people to the County's Community Resource List, which includes services for the homeless, and to the County's 2-1-1 service line.</p>	<p>Remove</p>

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Program	Implementation Plan	Implementation Status	Program Action
<p>Implementation Date: Ongoing (update and distribution of list of service providers).</p> <p>Funding Source: City Council Budget, CDBG</p> <p>(E-2) Participation in Homeless Task Force</p> <p>Objective: Establish an appointed representative to serve on, or act as an observer of, the County's homeless task force.</p> <p>Policy Addressed: C-3</p> <p>Responsible Agency: City Council representative and City staff</p> <p>Implementation Date: June 2010 (contact homeless coordinator); ongoing after January 2011 (reports to City Council).</p> <p>Funding Source: City Council Budget</p>	<p>Assistance Center (MAC) services, and other resources/information that can be made available to the community.</p> <p>1. The City will contact the County homeless coordinator regarding possible participation on the County-wide Homeless Task Force. The City's participation may be as a "member" or "observer."</p> <p>2. The County's liaison to the Homeless Task Force will report to the City Council on actions the City might take to improve referral information and the distribution of essential services to persons in need.</p>		
		<p>The City does not have a representative or an observer who regularly attends Homeless Task Force meetings. However, the City recently participated in the homeless Point-In-Time survey. A member of the Human Right Commission typically reports on the programs, including homelessness, to the City Council annually.</p>	Combine with B-4

HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Rio Dell residents.

POPULATION CHARACTERISTICS

POPULATION TRENDS

Between 2000 and 2018, the population of Rio Dell increased by approximately 5.5 percent, from 3,174 to 3,348. Table 1 shows population trends from 1990 to 2018.

Table 1
Population Growth Trends

Year	Population	Numerical Change	Percentage Change	Average Growth Rate
1990	3,012	-	-	-
2000	3,174	162	5.4%	0.5%
2010	3,368	194	6.1%	0.6%
2018	3,348	-20	-0.6%	-0.1%
Annual Average:	0.4%			

Sources: 1990, 2000, and 2010 US Censuses; California Department of Finance, E-5 Report 2018.

When compared with other communities in Humboldt County, Rio Dell was one of only three cities in the region that experienced an average annual decrease of 0.1% or more in population between 2010 and 2018, with Eureka and Trinidad also experiencing decreases during this time (see Table 2). No city in the region experienced an average annual growth or decrease of more than 1 percent, and the County as a whole experienced a 1-percent increase over the eight-year period.

Table 2
Surrounding Jurisdictions Population Growth Trends

Jurisdiction	2010	2018	Numerical Change	Percentage Change	Average Annual Growth Rate
Arcata	17,231	18,398	1,167	6.8%	0.8%
Blue Lake	1,253	1,280	27	2.2%	0.3%
Eureka	27,191	26,362	-829	-3.0%	-0.4%
Ferndale	1,371	1,367	-4	-0.3%	0.0%
Fortuna	11,926	12,042	116	1.0%	0.1%
Rio Dell	3,368	3,348	-20	-0.6%	-0.1%

Jurisdiction	2010	2018	Numerical Change	Percentage Change	Average Annual Growth Rate
Trinidad	367	340	-27	-7.4%	-0.9%
Unincorporated Humboldt County	71,916	72,865	949	1.3%	0.2%
Humboldt County, Total	134,623	136,002	1,379	1.0%	0.1%

Sources: California Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2018, with 2010 Census Benchmark.

POPULATION PROJECTIONS

According to population projections prepared by the California Department of Finance, Humboldt County is expected to experience a decrease in population of 4.7% over the next two decades (see Table 3).

Table 3
Humboldt County Population Projections

Year	2010	2015	2020	2025	2030
Population	135,094	135,050	134,098	131,184	128,690

Source: California Department of Finance projections.

AGE CHARACTERISTICS

A community's housing needs are determined in part by the age characteristics of residents. Each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage of life, their housing needs and preferences change.

Rio Dell's median age has decreased slightly, from 38.3 to 36.5, owing in part to a 21.1-percent decrease in the number of residents between 45 and 64 years, and a 22.5-percent increase in residents between 18 and 24 years. Though the population growth in the 25- to 44-year age bracket was more modest, this group is the largest in the city, at 27.2 percent of the population. The increase in young adults in Rio Dell may be attributable at least in part to growing employment opportunities in the cannabis industry. Children under five years make up the smallest share of Rio Dell residents, at 6.2 percent of the population. Residents over 65 years currently make up 14.4 percent of the population.

Table 4
Age Characteristics

Age	2010		2018		Numerical Change	Percentage Change
	Number	Percentage	Number	Percentage		
Preschool Age (<5)	225	6.7%	211	6.2%	-14	-6.2%
School Age (5-17)	669	19.9%	717	21.2%	48	7.2%
College Age (18-24)	218	6.5%	267	7.9%	49	22.5%
Young Adults (25-44)	824	24.5%	921	27.2%	97	11.8%
Middle Adults (45-64)	989	29.4%	780	23.1%	-209	-21.1%

Age	2010		2018		Numerical Change	Percentage Change
	Number	Percentage	Number	Percentage		
Seniors (65+)	443	13.2%	486	14.4%	43	9.7%
Median Age	38.3		36.5			

Sources: 2010 US Census; 2014–2018 American Community Survey Table S0101.

RACE AND ETHNICITY

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups.

According to the 2014–2018 American Community Survey, the white population is the largest racial group in the Rio Dell at 87.5 percent. As is shown in Table 5, 6.4 percent of the population in the city is of Hispanic descent. A small number of minorities include some other race (2.4 percent), two or more races (4.3 percent), American Indian/Alaska Native (3.9 percent), Asian (1.5 percent), and Black/African American (0.3 percent) (see Table 5).

The only minority population with a proportionally greater share of the City population than for the state is Native Americans, comprising 3.9 percent of the population as compared to less than 1 percent for California. Other minority population percentages are lower than for the state as a whole.

Table 5
Race and Ethnicity 2018

Race/Ethnicity	Number of Persons	Percentage of Population
One Race	3,235	95.7%
White	2,958	87.5%
Black/African American	11	0.3%
American Indian/Alaska Native	132	3.9%
Asian	52	1.5%
Native Hawaiian/Pacific Islander	0	0.0%
Some other race	82	2.4%
Two or more races	147	4.3%
Total by Race	3,382	100.0%
Non-Hispanic or Latino	3,166	93.6%
Hispanic or Latino	216	6.4%
Total by Ethnicity	3,382	100.0%

Source: 2014–2018 American Community Survey Table DP05.

EMPLOYMENT CHARACTERISTICS

EMPLOYMENT

As shown in Table 6, a higher percentage (75.5 percent) of Rio Dell workers can be categorized as receiving wage or salary income from private-sector employers than for the county overall (64.2 percent). Additionally, Rio Dell has a lower share of government (10.8 percent) and self-employed (13.7 percent) workers relative to the county. Both the city and county have similarly low percentages of unpaid family workers, each lower than one percent.

Table 6
Distribution of Workers Ages 16 or Older by Category, 2018
City of Rio Dell and Humboldt County

Class of Workers Ages 16 and Older	Percentage of All Workers	
	Rio Dell	Humboldt County
Private Wage and Salary Workers	75.5%	64.2%
Government Workers	10.8%	21.2%
Self-Employed Workers	13.7%	14.2%
Unpaid Family Workers	0.0%	0.5%
Total	100% (1,360 Workers)	100% (60,970 Workers)

Source: 2014–2018 American Community Survey Table DP03.

WORKFORCE

Table 7 shows that between 2010 and 2018, Rio Dell and Humboldt County both experienced a decrease in the number of residents who worked in construction, manufacturing, transportation and warehousing, finance, and information jobs. In the same period, Rio Dell experienced a higher percent increase in the number of residents employed in professional, scientific, and management professions; educational services, health care and social service professions; arts, entertainment, and recreation, accommodation and food services; and other service professions not including public administration as compared to the county as a whole.

Table 7
Comparison of Employment by Major Occupational Category
City of Rio Dell and Humboldt County

Occupations (Age 16 Years and Over)	2010		2018		Percent Change	
	Rio Dell	Humboldt County	Rio Dell	Humboldt County	Rio Dell	Humboldt County
Agriculture, forestry, fishing and hunting, and mining	28	2444	76	2946	171.4%	20.5%
Construction	204	5033	129	4143	-36.8%	-17.7%
Manufacturing	71	3683	65	2538	-8.5%	-31.1%
Wholesale trade	26	1163	24	1433	-7.7%	23.2%
Retail trade	188	7498	197	8316	4.8%	10.9%

Occupations (Age 16 Years and Over)	2010		2018		Percent Change	
	Rio Dell	Humboldt County	Rio Dell	Humboldt County	Rio Dell	Humboldt County
Transportation and warehousing, and utilities	95	2581	39	2318	-58.9%	-10.2%
Information	16	1121	8	860	-50.0%	-23.3%
Finance and insurance, and real estate and rental and leasing	83	2964	55	2585	-33.7%	-12.8%
Professional, scientific, and management, and administrative and waste management services	105	4752	154	5342	46.7%	12.4%
Educational services, and health care and social assistance	209	15257	310	15642	48.3%	2.5%
Arts, entertainment, and recreation, and accommodation and food services	95	7193	120	7718	26.3%	7.3%
Other services, except public administration	79	3291	142	3072	79.7%	-6.7%
Public administration	48	3836	41	4057	-14.6%	5.8%

Source: 2006–2010 and 2014–2018 American Community Survey Table DP03.

Of Humboldt County's major employers identified by the state Economic Development Department, the majority are in Eureka, and none are in Rio Dell or surrounding cities. In its 2017 Workforce Development Survey, the County reported a 3.6-percent unemployment rate, which is approaching full employment. Employers reported having difficulty hiring enough staff, and the two most common reasons reported related to not having applicants with the right skills or training, and not having enough applicants. In particular, employers hiring for positions requiring advanced education reported having significant difficulty.

HOUSEHOLD CHARACTERISTICS

The amount and type of housing needed in Rio Dell is largely determined by population growth, various demographic characteristics, and the quality of the existing housing stock. The demographic variables—including age, race/ethnicity, occupation, and income level—combine to influence the type of housing needed.

HOUSEHOLD TYPE AND SIZE

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, and nonfamily households generally occupy smaller apartments or condominiums.

Table 8 displays household composition as reported by the 2014–2018 ACS. In Rio Dell, families made up 53.1 percent of all households, and 28.8 percent of families have children under 18 years of age. Humboldt County as a whole has a higher percentage of families (55.5 percent), and a lower percentage of households are families with children under 18 years of age (22.6 percent).

Table 8
Household Characteristics, 2018

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families with Children Under 18	Nonfamily
Rio Dell	1,381	2.4	53.1%	28.8%	46.9%
Humboldt County	54,267	2.4	55.5%	22.6%	44.5%

Source: 2014–2018 American Community Survey Table DP02

OVERCROWDED HOUSEHOLDS

The US Census Bureau defines overcrowding as a housing unit that is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need.

Overcrowding is not a significant housing situation in Rio Dell. According to data from the 2012–2016 ACS, there were a total of 33 overcrowded households, representing only 2.4 percent of all households (see Table 9).

Of the 33 overcrowded households, approximately three-quarters (25 households) are renter households. At the same time, overcrowded renter households represent only 4.6 percent of all renter households.

Table 9
Overcrowded Households, 2016

Persons Per Room	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
1.0–1.5	8	0.9%	13	2.4%	21	1.5%
More than 1.5	0	0.0%	12	2.2%	12	0.9%
Total Overcrowded Households	8	0.9%	25	4.6%	33	2.4%
Total Households	849	100.0%	548	100.0%	1397	100.0%

Source: 2012–2016 American Community Survey Table B25014.

INCOME CHARACTERISTICS

HCD INCOME LIMITS

HCD publishes annual income limits for each county in the state. The 2020 area median income (AMI) in Humboldt County (for a four-person household) is \$72,000. Table 10 shows the maximum annual income level for each income group adjusted for household size for Humboldt County, as determined by HCD. The maximum annual income data is used to calculate the maximum affordable housing payments for the different households (varying by income level) and their eligibility for federal housing assistance.

Table 10
Maximum Household Income Level, 2020
by Household Size for Humboldt County

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$14,700	\$24,500	\$39,150	\$50,400	\$60,500
2-Person	\$17,240	\$28,000	\$44,750	\$57,600	\$69,100
3-Person	\$21,720	\$31,500	\$50,350	\$64,800	\$77,750
4-Person	\$26,200	\$34,950	\$55,900	\$72,000	\$86,400
5-Person	\$30,680	\$37,750	\$60,400	\$77,750	\$93,300
6-Person	\$35,160	\$40,550	\$64,850	\$83,500	\$100,200
7-Person	\$39,640	\$43,350	\$69,350	\$89,300	\$107,150
8-Person	\$44,120	\$46,150	\$73,800	\$95,050	\$114,050

Source: California Department of Housing and Community Development, Division of Housing Policy Development, 2020.

HOUSEHOLD INCOME

A household's income affects its ability to find appropriate housing and determines the type and quality of housing. According to the ACS, the median household income in 2018 for the City was \$36,330 per year. This is lower than the countywide median income in 2020 for any family size. Only 19.7 percent of Rio Dell households earn more than \$75,000 per year (just over the median income for a four-person household). This speaks to the need for housing that is affordable to lower-income households. The distribution of income categories in Rio Dell is shown in Table 11.

Table 11
Household Income, 2020

Income	Number	Percentage
Less than \$10,000	36	2.6%
\$10,000 to \$14,999	133	9.6%
\$15,000 to \$24,999	206	14.9%
\$25,000 to \$34,999	271	19.6%
\$35,000 to \$49,999	246	17.8%
\$50,000 to \$74,999	217	15.7%
\$75,000 to \$99,999	166	12.0%
\$100,000 to \$149,999	48	3.5%
\$150,000 to \$199,999	35	2.5%
\$200,000 or more	23	1.7%
Median household income	\$36,660	

Source: 2014–2018 American Communities Survey, S1901

The mean household income in Rio Dell among households with earnings was \$53,204 in 2018, which was slightly lower than households with earnings countywide, that earned an average of \$60,481 in 2018. Households with earnings made up a slightly lower percentage of the number of households in the city (70.2 percent) than in the county (73.2 percent). A higher percentage of residents in Rio Dell were living off of retirement income, with 22.1 percent of households in the city earning income this way and 19.6 of county residents earning retirement income, but at \$14,289 the mean annual income among households in Rio Dell with this type of income was just higher than half of the annual income of households with retirement income across the county (\$27,707). A slightly higher percentage of households in Rio Dell (14.6 percent) received food assistance or SNAP benefits during 2018 than in the county as a whole (12.3 percent).

Table 12
Sources of Household Income, 2018
City of Rio Dell and Humboldt County

Household Income Source	Rio Dell		Humboldt County	
	Mean Income	Percentage of Households	Mean Income	Percentage of Households
Earnings	\$53,204	70.2%	\$60,481	73.2%
Social Security Income	\$17,058	40.2%	\$17,779	33.9%
Supplemental Security Income	\$12,462	6.9%	\$9,911	8.6%
Public Assistance Income	\$2,203	5.5%	\$4,058	3.4%
Retirement Income	\$14,289	22.1%	\$27,707	19.6%
Food Assistance/SNAP	<i>Not Available</i>	14.6%	<i>Not Available</i>	12.3%
<i>Source: 2014–2018 American Community Survey, DP03</i>				

POVERTY

While 8.0 percent of all Rio Dell families have children under age five, none of those families were below the poverty level, according to the 2014–2018 ACS data shown in Table 13. This figure is substantially less for the county overall, which has a poverty rate of 17.5 percent among families with young children, and may speak more to the small number of households in the city with children under five (6.2 percent of households, as shown in Table 4). The percentages of female-headed families in poverty in Rio Dell are less than half of the rate of female-headed households in poverty in Humboldt County as a whole.

Table 13
Poverty Status, 2018
City of Rio Dell and Humboldt County

Poverty Status Category	Percentage in Poverty	
	Rio Dell	Humboldt County
Families	3.7%	10.2%
With Children under the age of 18	2.9%	17.6%
With Children under the age of 5	0.0%	17.5%
Families, Female Householder, No Husband Present	10.9%	23.4%
With Children under the age of 18	20.0%	31.7%

Poverty Status Category	Percentage in Poverty	
	Rio Dell	Humboldt County
With Children under the age of 5	0.0%	29.0%
Individuals	9.1%	20.3%
Age 18 and Over	13.5%	23.3%
Age 65 and Over	0.0%	7.9%

Source: 2014–2018 American Community Survey Tables S1701, S1702.

HOUSEHOLD OVERPAYMENT

Households are considered to be overpaying for housing if payment (rent or mortgage) is 30 percent or greater than household income.

The Comprehensive Housing Affordability Strategy (CHAS) data, which was developed by HUD to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2012–2016 ACS. According to this data, there were 265 owner households and 385 renter households earning less than 80 percent of the AMI in the city as of 2016. Of these, 45 owner households and 160 renter households fell into the extremely low-income category (incomes less than 30 percent of AMI). As identified in Table 14, 120 households (9.0 percent of all households) in Rio Dell are extremely low-income households that are overpaying for housing (households with an income 30 percent or less of the AMI). For all lower-income households (households with an income 80 percent or less of the AMI) in Rio Dell, there are 414 that are overpaying (or 31.1 percent of all Rio Dell households). Citywide, 44.2 percent of households were overpaying, and slightly more than half of those households were renters.

Please note: HUD refers to AMI or MFI as HAMFI (Household Area Median Family Income).

Table 14
Households Overpaying by Income Category, 2016

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	1,330	100.0%
Total renter households	570	42.9%
Total owner households	760	57.1%
Total lower income (0–80% of HAMFI) households	650	48.9%
Lower income renters (0–80%)	385	28.9%
Lower income owners (0–80%)	265	19.9%
Extremely low-income renters (0–30%)	160	12.0%
Extremely low-income owners (0–30%)	45	3.4%
Lower income households paying more than 50%	179	13.5%
Lower income renter households severely overpaying	80	6.0%
Lower income owner households severely overpaying	99	7.4%

Total Households Characteristics	Number	Percent of Total Households
Extremely low income (0–30%)	55	4.1%
ELI renter households severely overpaying	20	1.5%
ELI owner households severely overpaying	35	2.6%
Income between 30%–50%	64	4.8%
Income between 50%–80%	60	4.5%
Lower income households paying more than 30%	414	31.1%
Lower income renter households overpaying	250	18.8%
Lower income owner households overpaying	164	12.3%
Extremely low income (0–30%)	120	9.0%
Income between 30%–50%	174	13.1%
Income between 50%–80%	120	9.0%
Total households overpaying	588	44.2%
Total renter households overpaying	300	22.6%
Total owner households overpaying	288	21.7%
Total households paying between 30%-50% income	370	27.8%
Total households paying > 50% income	218	16.4%

Source: CHAS, 2012-2016.

HOUSING STOCK CHARACTERISTICS

HOUSING TYPE

According to the Department of Finance, in 2018 more than three quarters (76.2 percent) of the city's housing stock was made up of single-family homes, only 13.5 percent were multifamily units. The remaining 10.2 percent were mobile homes (see Table 15). The number of housing units remained largely stable between 2010 and 2018.

Table 15
Housing Units by Housing Type

Housing Type	2010		2018		Numerical Difference	Percentage Change
	Number	Percentage	Number	Percentage		
Single-Family Detached	1,028	71.3%	1,045	71.5%	17	1.7%
Single-Family Attached	70	4.9%	70	4.8%	0	0.0%
2 to 4 Units	177	12.3%	180	12.3%	3	1.7%
5 or More Units	18	1.2%	18	1.2%	0	0.0%
Mobile Homes	149	10.3%	149	10.2%	0	0.0%
Total Housing Units	1,442	100.0%	1,462	100.0%	20	1.4%

Source: California Department of Finance, 2010 and 2018.

HOUSING TENURE

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

Table 16 details housing tenure in Rio Dell according to the 2006–2010 and 2014–2018 ACS data. As of 2018, just under two-thirds of households (64.5 percent) were owner-occupied. While the overall number of households grew in this period, the number of renter households more than doubled (a 110.2=percent increase), while the number of owner households experienced an increase of only 62.3 percent.

Table 16
Housing Tenure

Tenure	2010		2018		Numerical Difference	Percentage Change
	Number	Percentage	Number	Percentage		
Renter-occupied units	362	29.8%	761	35.5%	399	110.2%
Owner-occupied units	851	70.2%	1,381	64.5%	530	62.3%

Source: 2006–2010 and 2014–2018 American Community Survey, DP04

VACANCY RATES

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low-vacancy rate suggests that households may have difficulty finding housing within their price range; a high-vacancy rate may indicate a mismatch between household characteristics and the type of available units, or an oversupply of housing units. A low-vacancy rate may contribute to higher market rents and prices and may limit the choices of households in finding adequate housing, and may also be related to overcrowding.

The average annual vacancy rate for Rio Dell is 13.2 percent overall (see Table 17). For rental units, the vacancy rate is 1.8 percent, and it is also 1.8 percent for for-sale units, according to the 2012–2016 ACS. HUD has established a minimum target rate for overall unit vacancy of 3 percent to ensure an adequate choice of housing for consumers. An acceptable vacancy rate for owner-occupied housing is 1.5 percent, and a vacancy rate of 5 percent is acceptable for rental units. Rio Dell’s vacancy rate is only slightly higher than this target level, which may indicate a slight mismatch in housing needs but does not indicate a major undersupply of housing units.

Table 17
Occupancy Status of Housing Stock

Type	2018	
	Number	Percentage
Occupied	1,397	86.8%
Vacant	213	13.2%
For rent	29	1.8%
For sale	29	1.8%
Rented/sold, not occupied	25	1.6%

Type	2018	
	Number	Percentage
For seasonal/recreational or occasional use	53	3.3%
All other, including migrant workers	77	4.8%
Total Housing Units	1,610	100.0%

Source: 2012-2016 American Community Survey Tables B25002 and B25004

AGE OF HOUSING STOCK

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). Houses 30 years or older are considered aged and are more likely to require major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

As shown in Table 18, only 15 percent of the housing stock was built in the past 30 years. The largest percentage of housing in the city, 24.7 percent, was built between 1950 and 1959. Based on this, it is safe to assume that over three-quarters of the housing stock (1,352 homes) in the city may have some type of deferred maintenance and could be in need of rehabilitation. Based on local knowledge city staff estimates that 60-70 percent of the housing stock is in need of some type of rehabilitation. However, some homeowners may have been able to maintain their homes adequately during this time. The City provides home rehabilitation loans to lower-income homeowners through Program B-1 to help homeowners make these repairs.

Table 18
Age of Housing Stock, 2018

Year Structure Built	Number of Units	Percentage of Total
Built 2014 to 2018	22	1.4%
Built 2010 to 2013	0	0.0%
Built 2000 to 2009	122	7.6%
Built 1990 to 1999	101	6.3%
Built 1980 to 1989	126	7.9%
Built 1970 to 1979	207	13.0%
Built 1960 to 1969	217	13.6%
Built 1950 to 1959	395	24.7%
Built 1940 to 1949	207	13.0%
Built 1939 or before	200	12.5%
Total	1,597	100.0%

Source: 2014-2018 American Community Survey, Table B25034.

HOUSING COST AND AFFORDABILITY

RENTAL PRICES

In a July 2020 survey of the apartment listing sites Craigslist.org, Zillow.com, and Trulia.com, only one home was listed as available for rent. The available home was a three-bedroom, single-family detached home that was listed for \$1,350. Based on anecdotal information from property owners with new rental units that are soon to be available in Rio Dell, rents for upcoming units are expected to range from \$1,050 to \$1,100.

HOUSING SALES COSTS

In a summary of 42 homes sold in Rio Dell in between July 2019 and July 2020 obtained through Zillow.com, most homes sold (23 homes) were three-bedroom homes. The median sale price for homes of this size was \$240,000. There were no one-bedroom homes sold in this period. Ten two-bedroom homes were sold during this period, with a median sale price of \$181,750.

HOUSING AFFORDABILITY

Housing affordability leads to other housing issues. For lower-income renters and owners, severe cost burden can require families to double up, resulting in overcrowding and related problems. Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to housing deterioration.

Table 19 lists the affordable rents and maximum purchase price based on the HCD income limits for Humboldt County. As shown, the maximum affordable rent is \$874 monthly for a very-low-income, four-person household; \$1,398 for a low-income household; and \$2,160 for a moderate-income household. As discussed previously, current and upcoming rental prices in Rio Dell ranged between \$1,050 and \$1,350. Therefore, only moderate- and possibly some households at the upper end of the low-income range can afford median rental prices.

According to data from Zillow.com, the median sale price for a home in Rio Dell between July 2019 and July 2020 was \$234,500. When looking at Table 21, the maximum affordable sales price for a four-person household is \$101,300 for an extremely low-income household, \$135,100 for a very-low-income household, \$216,100 for a low-income household, \$278,300 for a median-income household, and \$334,000 for a moderate-income household. This indicates that households with incomes near the countywide median may be able to afford to purchase homes in the city.

Table 19
Housing Affordability by Income Level, 2020

(Based on a Four-person Household in Humboldt County)	Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
Annual Income	\$26,200	\$34,950	\$55,900	\$72,000	\$86,400
Monthly Income	\$2,183	\$2,913	\$4,658	\$6,000	\$7,200
Maximum Monthly Gross Rent ¹	\$655	\$874	\$1,398	\$1,800	\$2,160
Maximum Purchase Price ²	\$101,300	\$135,100	\$216,100	\$278,300	\$334,000

Source: 2020 Income Limits, Department of Housing and Community Development

¹ Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

² Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

SPECIAL-NEEDS GROUPS

Certain groups encounter greater difficulty finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one's employment and income, family characteristics, medical condition or disability, and/or household characteristics. State housing element law identifies the following "special needs" groups: the disabled, large households, seniors, farmworkers, female heads of households, and the homeless. An important role of the Housing Element is to ensure that persons from all walks of life can find suitable housing in Rio Dell.

PERSONS WITH DISABILITIES

The City of Rio Dell has a disabled population of 682 persons, that is, 20.2 percent of the total population, according to the 2012–2016 ACS. Table 20 provides additional characteristics for the disabled population. More than half of residents who have a disability have an ambulatory disability, and 42.2 of residents with a disability report having a cognitive disability. Over one-quarter of unemployed residents have a disability, which represents approximately half of the city's population with a disability.

Table 20
Disability Characteristics Age

Characteristics	Number	Percentage
Total Population	3,372	100.0%
Total Persons with a Disability	682	20.2%
Type of Disability (All Ages Groups)		
Hearing	219	32.1%
Vision	66	9.7%
Cognitive	288	42.2%
Ambulatory	361	52.9%
Self-Care	144	21.1%
Independent Living	280	41.1%
Employment		

Characteristics	Number	Percentage
Total Population in Labor Force	1,359	100.0%
Employed – with a disability	117	8.6%
Unemployed – with a disability	346	25.5%

Source: 2012–2016 American Community Survey, Table S1810 and S2301.

Note: Persons can have more than one type of disability; percentages will not add to 100%.

DEVELOPMENTAL DISABILITIES

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, requires the City to include in the special-housing needs analysis the needs of individuals with a developmental disability within the community. A developmental disability is a severe or chronic disability that occurs before an individual reaches 18 years of age, is expected to continue indefinitely, and constitutes a substantial handicap. Developmental disabilities can include delays in physical, language, learning, or behavioral ability. Table 21 includes information about Rio Dell’s population of developmentally disabled persons by age.

Table 21
Persons with Developmental Disabilities by Age, 2018

Age Range	Persons
0–17 years	31
18+ years	33
Total	64

Source: California Department of Developmental Services 2018.

A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, special programs for home purchase, HUD housing, and SB 962 homes, which are adult residential facilities for persons with special healthcare needs. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group-living opportunities represent some of the considerations that are important in serving this group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair-housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

REDWOOD COAST REGIONAL CENTER

Redwood Coast Regional Center (RCRC) serves children and adults with developmental disabilities. The center offers services to residents in Del Norte, Humboldt, Lake, and Mendocino Counties. It serves families whose infants or toddlers (birth to three years of age) have or are at risk for developmental disabilities or delays. RCRC also serves individuals from age three through adulthood. RCRC has provided services to 3,981 clients as of June 2018.

LARGE HOUSEHOLDS

Large households are defined as having five or more members residing in the home. These households constitute a special-need group because of an often-limited supply of adequately sized, affordable housing units. Because of high housing costs, families and/or extended families may be forced to live together under one roof. Almost three-quarters of households in Rio Dell with five or more persons are homeowners, compared to 63.4 percent of households with one to four residents. Large households make up 8.2 percent of all households in Rio Dell. Table 22 shows household size by tenure for the City.

Table 22
Households Size by Tenure

Tenure	1-4 persons		5+ persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	770	63.4%	79	72.5%	849	64.2%
Renter	444	36.6%	30	27.5%	474	35.8%
Total	1,214	100.0%	109	100.0%	1,323	100.0%

Source: 2012-2016 American Community Survey Table B25009.

SENIORS

According to the 2012–2016 ACS, 284 households in Rio Dell have householders aged 65 years or older. This represents a 20.3 percent of the total households (see Table 23). Of these 284 households, 80 (28.1 percent) were renters, which is equivalent to 14.6 percent of all renters.

Table 23
Households by Tenure by Age

Householder Age	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
15–34 years	76	9.0%	179	32.7%	255	18.3%
35–64 years	569	67.0%	289	52.7%	858	61.4%
65 years or more	204	24.0%	80	14.6%	284	20.3%
Total	849	100.0%	548	100.0%	1,397	100.0%

Source: 2012-2016 American Community Survey.

There are presently no licensed elderly assisted living facilities located in Rio Dell. As the city's population ages, the City may look to identify ways to help seniors age in place through home safety rehabilitation and to support the development of assisted care facilities.

FARMWORKERS

According to the 2017 United States Department of Agriculture (USDA) Census of Agriculture, there are 1,535 farmworkers in Humboldt County, nearly half of which are on smaller farms of 10 or fewer workers (Table 24). As of 2018, only 76 Rio Dell residents were estimated to work in agriculture. There is not a significant demand for farmworker housing within the city. Currently, farm dwellings are permitted in the Rural or R zone.

Table 24
Farms and Farmworkers by Work Period Length—Humboldt County

Hired Farm Labor	Total	1,535
	Farms with 10 or More Workers	700
Workers by Days Worked	150 Days or More	
	Total	676
	Farms with 10 or More Workers	85
	Fewer than 150 Days	
	Total	859
	Farms with 10 or More Workers	7

Source: USDA Agricultural Census 2017, Table 7.

FEMALE HEADS OF HOUSEHOLDS

Family households with a female head of household and no partner present may be more likely to be in poverty than married-couple households due to having only one income. This limited income could be compounded by any gender-based wage gap and the high cost of childcare. In 2018, there were 119 families with a female householder and no husband present, and 65 of these households had related children under the age of 18. Approximately 10.9 percent of female-headed households and 20.0 percent of female-headed households with related children under age 18 were below the poverty level. In comparison, 1.5 percent of the households of married couples were below poverty level, none of whom were families with related children under 18 years.

EXTREMELY LOW-INCOME HOUSEHOLDS

According to the 2012–2016 CHAS, 205 households in Rio Dell had extremely low incomes (less than 30 percent of HAMFI). Of those households, 160 were renters and 45 were owners. For households in this income bracket, challenges may be compounded; extremely low-income households may also have householders who are unable to work due to disability, who are seniors, or who are single parents.

HOUSING NEEDS OF THE HOMELESS

Every two years in January, a consortium of Humboldt County agencies, known as the Humboldt Housing and Homeless Coalition (HHHC), conduct a comprehensive count of homeless people in the county, including the City of Rio Dell. This point-in-time count of homeless people provides a demographic snapshot of the region's homeless population, as well as insight into their needs and living conditions. This data is used to inform decisions about the provision of emergency housing and other support services.

As of the January 2019 point-in-time count, 1,473 homeless persons were counted across Humboldt County. In Rio Dell, approximately 40 homeless persons were counted during the survey.

Though many of the county's resources for homeless residents are concentrated in Eureka and Arcata, a small number of homeless services are in Rio Dell. Cornerstones Transitional Housing provides a sober transitional living environment for men and has locations in both Eureka and Rio Dell. St. Joseph Health also provides referrals to a variety of services and has a referral office in Rio Dell.

PLANNING FOR EMERGENCY SHELTERS

The City currently permits emergency shelters, transitional and supportive housing by right in the Residential Multifamily (RM) zone without a conditional use permit or discretionary review, provided that they follow the development standards identified in 17.30.100. These facilities may also be permitted with a conditional use permit if the proposed facility deviates from the development regulations outlined.

Currently, the City does not have any parcels zoned RM. However, the City has included program B-2 to amend the zoning ordinance to allow a portion of the school property that the City leases (APN 052-233-008) to permit an emergency shelter without discretionary review, or allow emergency shelters in the Town Center zoning designation without discretionary review. There are seven parcels zoned TC in the City that total 6.42 acres and range in size from 0.57 acres to 1.27 acres.

The City identified these zoning district as appropriate because of the proximity to public services, community organizations such as churches, and employment opportunities.

ASSISTED UNITS AT RISK OF CONVERSION

State law requires that the housing element include an analysis of the existing assisted housing developments that are eligible to change from low- to moderate-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Table 25 lists the three assisted housing projects in the community. The Rio Dell Terrace Apartments are at-risk of converting to market rate within the next 10 years. The owners of this building may elect to pre-pay their remaining USDA loan at any time, which would eliminate the required level of affordability. However, USDA estimated loan pay-off year is 2039.

Table 25
Assisted Housing Projects

Project Name	Assisted Units	Total Units	Funding	Expiration
Rio Dell Apartments	48	49	LIHTC, USDA	2068
Rio Dell Terrace Apartments	24	24	USDA	2009
Rio Dell Rigby Affordable Housing Project	25	26	LIHTC	2036
Total	97	99		

Source: CHPC, 2020.

RESOURCES FOR PRESERVATION

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies, otherwise known as the Section 8 program.

A variety of federal and state programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and

uses of funds, a variety of funding sources would be required. Several sources of funding are available to Humboldt County for preservation of assisted, multifamily rental housing units to assist with purchasing units or providing rental subsidy, including CDBG or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the City an opportunity to reinstate affordability requirements. HUD may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage prepayment.

When affordable housing units have the potential to convert to market-rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid. No qualified entities were listed as being interested in purchasing at-risk buildings specifically for Humboldt County. The following qualified entities were listed as potential purchasers of at-risk units in all counties in California:

- F. Evans Development Inc.
- Allied Pacific Development LLC
- American Baptist Homes of the West
- American Community Developers Inc.
- Bank of America N.A.
- Bayside Communities
- Belveron Real Estate Partners LLC
- Berkadia
- BRIDGE Housing Corporation
- BUILD Leadership Development Inc.
- Hampstead Development Group Inc.
- Highland Property Development LLC
- Humboldt Bay Housing Development Corporation
- JEMCOR Development Partners
- Jonathon Rose Companies
- KDF Communities LLC
- Linc Housing Corporation
- Lincoln Avenue Capitol LLC
- Maximus Properties LLC
- MBK Management Corporation

The Section 8 Housing Choice Voucher Program is another affordability option that individuals may apply for through the Humboldt County Housing Authority. Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Section 8-supported housing may be either project-based for an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units. As of July 2020, 24 residents of Rio Dell received Section 8 vouchers.

REGIONAL HOUSING NEEDS ASSESSMENT

California law requires that each city and county, when preparing its state-mandated housing element, develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. This fair-share concept seeks to ensure that each jurisdiction provides housing for its residents with a variety appropriate to their needs. The fair share is allocated to each city and the county by HCD. One of the major goals of the housing element is to develop policies and programs to meet the goals established through the fair-share allocation.

State law requires local governments to provide adequate sites for the construction of housing to meet the Regional Housing Needs Assessment (RHNA) plan. Table 26 presents the fair-share allocation for each city in

Humboldt County as well as the unincorporated County area during the sixth-cycle Housing Element planning period, as published in the Humboldt County Association of Governments (HCAOG) Regional Housing Needs Plan (RHNP).

Table 26
Regional Housing Needs Allocation, December 31, 2018–August 31, 2027

Jurisdiction	Income Level				Total
	Very Low*	Low	Moderate	Above Moderate	
Arcata	142	95	111	262	610
Blue Lake	7	4	5	7	23
Eureka	231	147	172	402	952
Ferndale	9	5	6	13	33
Fortuna	73	46	51	120	290
Rio Dell	12	8	9	22	51
Trinidad	4	4	3	7	18
Unincorporated	351	223	256	583	1413

Source: HCAOG, Regional Housing Needs Plan for Humboldt County, adopted March 21, 2019.

**It is assumed that 50 percent of the very low allocation accounts for extremely low-income households.*

However, at present, the City is responsible for accounting for potential development sites for both its fifth- and sixth-cycle RHNA allocation in this Housing Element Update. Accordingly, the City will need to identify sites for a total of 82 units, as shown in Table 27.

HOUSING RESOURCES

This section includes the required sites inventory description, sites inventory analysis and suitability and availability, and zoning for a variety of housing types.

As previously discussed, state law requires communities to demonstrate that sufficient land is available to accommodate their share of the region's remaining need for housing. This section identifies the development potential on suitable land throughout Rio Dell based on those housing need allocations. Through this Housing Element, the City demonstrates the availability of adequate sites to accommodate the RHNA.

AVAILABLE SITES

To demonstrate the City's capacity to meet its RHNA, an inventory of adequate sites was conducted. The sites in this analysis are currently vacant and will allow for the development of a variety of housing types that can meet the needs of all income groups as allocated by HCAOG for the 2019–2027 RHNA projection period.

This inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could be constructed on those sites within the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

REALISTIC CAPACITY

The City considered and evaluated the implementation of its current development standards to determine approximate density and unit capacity. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site; 80 percent of that result was then used as the final realistic unit number to account for site and regulatory constraints. Where a maximum capacity was one unit, the realistic capacity was also calculated as one unit.

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Rio Dell is 15 dwelling units per acre. Table 27 lists each residential land use designation, the allowable density, and which land use designation accommodates each of the four required income levels.